1 – SUMMARY

This document deals with the Walronds: both the house and the plot of land on which it stands, as owned by the Cullompton Walronds Preservation Trust since 2004. There is some reference to Cullompton town as the setting of the Walronds.

Heritage Merit

The Walronds has heritage merit as an unusually complete high status1605 town house with a wealth of original features, sited at the heart of an historic town. It is a rarity for an early 17th-century town centre house of this scale and ambition to have escaped permanent subdivision and to retain ornamental plasterwork ceilings (a distinctive feature of the south-west), original plaster overmantels, carpentry, joinery and glazing. The house is set in a burgage plot that is unlikely to be later than the 13th century and might be Saxon in origin. Thanks to past and present owners, keen to share the house with the town, the Walronds is not heritage 'set apart' but a grand old house that is well-used by a wide range of people who appreciate its unaffected historic ambiance and the warm welcome they receive.

Statutory and Advisory Designations

The house is protected by listing at Grade I, and the garden walls should be assumed to be listed as curtilage to the house. The whole property is in the Cullompton Conservation Area. There are tree preservation orders on 13 trees in the garden.

Risks

The most pressing risk to the significance of the Walronds is the poor condition of the house, the result of many years of inadequate maintenance and repair. The house is on the Heritage at Risk Register and in urgent need of capital works to avoid loss of irreplaceable historic fabric.

Summary of Policies in this Document

The policies in this document cover the condition of the building; the collaboration of the two Trusts involved in its future; gaps in understanding; a philosophy towards the fabric; the use of the house and garden; interpretation and heritage education (these are dealt with in more detail in the Activity Plan); green energy and carbon footprint; neighbours and the local community and record-keeping and site memory.

Authorship

Jo Cox of Keystone is grateful to all who have contributed information, ideas, specialist advice for and corrections to this document. She has drafted the text and takes full responsibility for any errors.

Background to this Document

The Cullompton Walronds Preservation Trust was set up in 1997 in order to save the Walronds for the town of Cullompton. By 2005 the Trust owned the whole of the house, which had previously been divided, and the garden. The Trust has undertaken emergency repairs and examined a number of alternative plans both for raising the

funds to undertake essential works and for funding the future maintenance of the building. In 2008 the Trust joined forces with the Vivat Trust to develop a scheme to use the upper floors for holiday lets, with a wide range of community uses on the ground floor of the house. Part of the garden will be used in conjunction with the holiday lets, the remainder will be open to the public. The income from the holiday lets will maintain the fabric of the whole house. This proposal has had wide public support and is the background to grant applications, including a Heritage Lottery Fund bid, for help with the capital works needed to put the house into good repair.

This Conservation Management Plan is part of the process of developing the scheme for the future of the Walronds, avoiding risks to its significance. It has been drafted by combining research with observation of different elements of the site for the historical narrative of 'Understanding' in Part 3, which forms the foundation for the following parts of the document. Access to the building for this work has been excellent and, thanks to Trustees of the Cullompton Walronds Preservation Trust, there has been unusually close co-operation with the architects and specialist advisors on different aspects of the building. Keystone is particularly grateful to Jane Campbell and Colonel Michael Woodcock of the Cullompton Walronds Preservation Trust for their energy and good humour while this plan was drafted.

Status of this Document

This is the 2010 Conservation Management Plan for the Walronds. It is a corrected and amended version of a draft document which was circulated for comment in 2009. All comments received have been considered and included, where possible. Consultees were:

The Cullompton Walronds Preservation Trust (Mrs Jane Campbell and Colonel Michael Woodock)
The Vivat Trust (Laura Norris)
English Heritage (Rebecca Child and Jenny Chesher)
Mid Devon District Council (Sue Warren)
Cullompton Town Council (Mrs Judy Morris)
Devon County Council (Simon Timms)
Benjamin and Beacham (Marcus Chantrey and John Beauchamp)
Volunteers working at the Walronds (Mrs Patricia Cornell and Mrs Ruth Jack)
Dr David Pugsley
Colin Johns

It is expected that this Conservation Management Plan will need to to be reviewed in due course, see Section 7.

The Gazetteer volume accompanying htis document gives more detail on the fabric of the building and is intended to be a reference document. It as been provided to the Cullompton Walronds Preservation Trust on CD in the hope that it may be be updated and function as a continuing record of the house and garden.

2 – UNDERSTANDING THE PLACE

2.1 – Summary of Understanding

The Walronds is a remarkably well-preserved high status town house of c.1605, set at the front of a burgage plot in the centre of Cullompton [Figs 1,2]. The town has Saxon or perhaps Roman origins and the plot could be as early as Saxon, but might be medieval. The house was erected for John Peter of Compton in Marldon parish, south Devon and includes armorial bearings and initials identified as his, those of his wife, Emmeline Paris and her father and grandfather, who were both wealthy Cullompton merchants. Emmeline died before the house was built and it seems highly likely that John Peter erected it after a serious fire in Cullompton in 1602, which destroyed his wife's family home on the same site. The style of the house corresponds more closely to gentry and aristocratic town houses of the period than to merchants' houses and contrasts with the Manor House, next door but one to north, and the Merchant's House next door to south, both of the same date as the Walronds but with showy timber-framed fronts [Fig.3]. The 1605 plan and features: panelling in the hall and particularly the decorated plasterwork ceilings and overmantels, are remarkably intact, although repaired, amended and, in places, compromised by 20th-century finishes. Fine 17th-century finishes (marquetry and grained panelling) have been obscured by 19th-century varnish.

After construction John Peter did not live permanently in the house, which was sold out of the family, probably by the late 17th Century. It was owned by the Portmans of Dorset, let out on a long lease to younger sons of the Walrond family of Bradfield House, Uffculme. It is not certain that any of the Walronds lived in the house, although its name in the 18th Century 'Edmund Walrond's House', amendments to the panelling and a rebuild of the main staircase in c.1718 suggests they probably did.

To date, no occupiers of the house have been identified before 1739. By this date, and certainly just before, the house was divided and occupied by a serge-maker and yeoman renting from Edmund Walrond. In the 1780s it was sold by the Portmans to Robert Baker, who appears to have lived in it for a short time before renting it to a relation by marriage, the Reverend John Sydenham. Sydenham purchased the house (its two halves assumed to be re-united) from Baker's son in c.1824. Three generations of the Sydenham family lived at the house making modest, rather than radical changes to it. Some alterations were made to the plot of land behind the house which was let out separately in the late 18th and early 19th centuries.

In 1891, as a result of a mortgage foreclosure on the estate of John George Sydenham, the Walronds was acquired by a Cullompton solicitor, Frederic Burrow. Burrow appreciated the antiquity of the building and spent nearly £1,000 restoring the Walronds. He unblocked and renewed windows, repaired the roof, made some alterations to the plan and erected a brick office at the rear of the building. Burrow also made some changes to the plot of land behind the house. He and his family lived only briefly in the house and it was left largely empty from about 1892-1907. In 1910 it passed, via his widow, to his son Alfred Burrow, who let it out to a series of tenants. These included a Roman Catholic couple, the Plumptons, who converted Burrow's office to a chapel and who later played a part in establishing a Roman Catholic church in the town. The house was later rented by a teaching order of Roman Catholic nuns who kept a school in Cullompton.

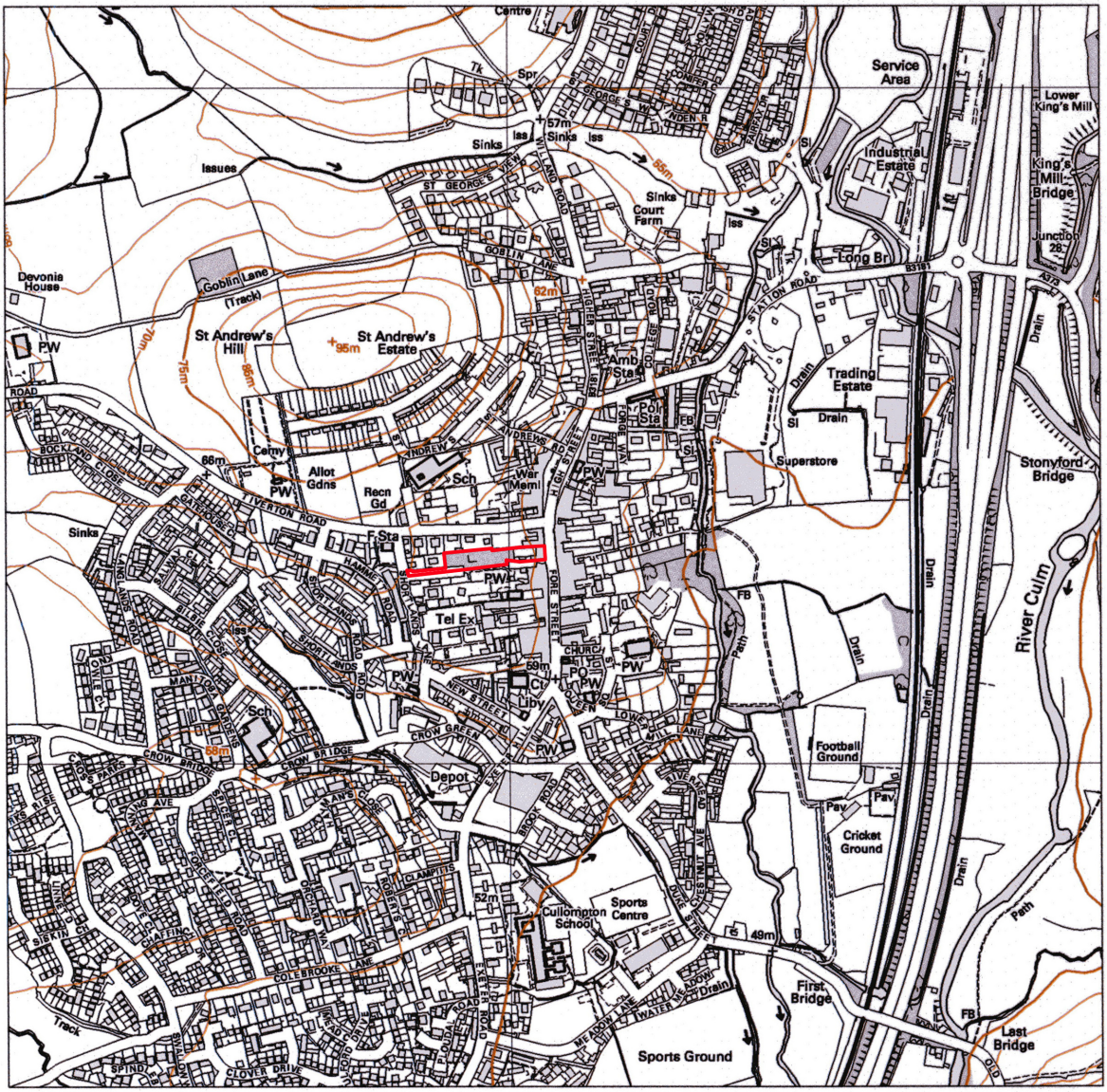


Fig. 2. The Walronds shown, outlined in red, on an Ordnance Survey Landplan of Cullompton, 2009. St Andrews Hill, the site of the Roman fort, can be seen to NW of the Walronds. The town leat, railway line, motorway and River Culm can be seen to E of the town. Based on Ordnance Survey Mapping. Crown Copyright AL 10016500.



Fig. 3. The Merchant's House, the Walronds and, far right, the Manor House, Fore Street, an exceptionally fine example of historic townscape

After Alfred Burrow's death, the house was sold to Mrs Neatby, whose husband was an antique dealer. She sold off some of the rear land and divided the house into two before selling it on. In 1954 Miss I V Yeoman bought the north half of the house, acquiring the south portion in 1962. She died in 1969 and her niece, June Severn, who had lived at the house with her aunt, inherited it. June Severn raised capital for repairs by selling, from 1969, three plots of land to the rear and dividing the house, eventually selling the south portion to friends, twin sisters Beatrice and Daphne Reeves.

Well-meaning and necessary repairs and refurbishment during the Yeoman/Severn period included removing the ivy that covered much of the house and stripping and re-painting the 1605 overmantel in the hall: this was done without professional advice. Repairs from 1954-1997 made use of modern materials including concrete lintels, cement mortars, some asbestos slates, modern rainwater goods and modern paint finishes.

June Severn welcomed visitors to the house, which was used for local events. Anxious to secure the future of the building, she asked Councillor Mrs Jane Campbell to take on the task. Mrs Campbell raised a group and established the Cullompton Walronds Preservation Trust, which was registered under her chairmanship as a private limited compnay and registered charity in Spring, 1997. June Severn died in 2004 and the Trust acquired both halves of the house and what survives of the burgage plot, now a large town garden, with rear access from Shortlands Lane. The fabric of the house is in urgent need of repair and the Walronds, listed Grade I, is on the Heritage at Risk Register. In spite of its condition, the building is well-used and highly-valued by a wide range of local groups and people.

The plan to rescue the Walronds consists of grant-aided capital works to put the building back into good repair. After that holiday lets on the first floor (with opportunities for public access) will provide the income for the future maintenance of the whole building. The existing community use of the ground floor will be developed, along with heritage education. The garden will be used in conjunction with the house and will offer important green public space in the centre of the town with opportunities for outdoor events. This is a project that will have a major positive impact on the character and quality of central Cullompton.

2.2 – Cullompton as the setting of the Walronds

Cullompton is a town in the Culm valley 19 km (12 miles) N of Exeter [Fig.4]. To the east of the town lies the River Culm, and alongside it, two major routes of communication: the main line London to the South-West railway, formerly the 1840s Great Western Railway and, since 1974, the M5. The development of the town, both as a market town serving an agricultural hinterland and as a former centre of the wool trade, owes much to its strategic position and the proximity of the River Culm. The Walronds is an outstanding historic town house, incorporating dates of 1605, sited at the front of a burgage plot in a prominent position in the middle of the town, on the west side of Fore Street. It is listed Grade I and is in the Cullompton Conservation Area [Fig.5].

Cullompton in 2009 is still visibly an old market town. There is a dominant main street, where the markets, the first granted in 1278 to the Earl of Devon, Baldwin de Insula,[1] were held. This is divided into Fore Street, to the south and the wider, bow-shaped High Street to the north. The eastern limit of medieval settlement was probably the town leat and, beyond it, the flood plain of the Culm. The date of origin of the leat is uncertain but it provided a source of power for mills from the early modern period and perhaps before. With the exception of the location of the church, the existing layout of the town corresponds to that of a conventional medieval borough. The church is not near or at the end of the market place as is common in boroughs, but set back from Fore Street on the east side. There is no question that the central part of the town is arranged as burgage plots.[2] These are long, narrow plots of land (varying in width and length from town to town) behind properties with a street frontage. In planned towns of the medieval period they were rented out for money, rather than for services due to an overlord. They provided the space for industrial and productive activity behind the houses, and encouraged commerce in a planned borough town, often being associated with the grant of a fair. No documentary evidence has been found to show that Cullompton acquired formal borough status in the medieval period. Its origins are much earlier.

Pre-historic ring forts have been identified in the parish on the hills to the south, west and north of the town.[3] A two-phase Roman camp on St Andrews Hill, lying just north-west of the Walronds was first identified by aerial photography in 1984 and has been investigated further by geo-physical survey and partial excavation and dated AD 50-70.[4] A section of old road surface exposed at the corner of Tiverton Lane and Fore Street, just north of the Walronds, in the early 20th Century was interpreted then as Roman[5]. It has been suggested that Cullompton might have a Roman civilian settlement associated with the camp, as at Axminster [6] and during the period in which this Conservation Management Plan was produced, Roman pottery was found in an excavation in Fore Street, making this suggestion more credible.

The first reference to the name ‘Cullompton’, is Saxon, when Alfred the Great bequeathed ‘Columtune’ and lands to his son, Ethelward in his will of 872, indicating that Cullompton was a royal holding. The church originated as a Saxon minster and was a manor in its own right, the town topography suggesting that its first buildings stood within a large precinct off the E side of Fore Street. The church was granted to Battle Abbey by William I, along with the land-holdings that provided an income for its canons. The town burgage plots could be as early as Saxon in origin, subdivided into narrower plots in the medieval period. A very fine late Saxon/early Norman stirrup mount was found at the rear of one of the west side Fore Street buildings in 1999, along with an unusually elaborate belt buckle of the 12th or 13th Century [Fig.6].



Fig. 4. Cullompton, ringed in red, in relation to Exeter and the M5.
Based on Ordnance Survey mapping. Crown Copyright. AL10016500

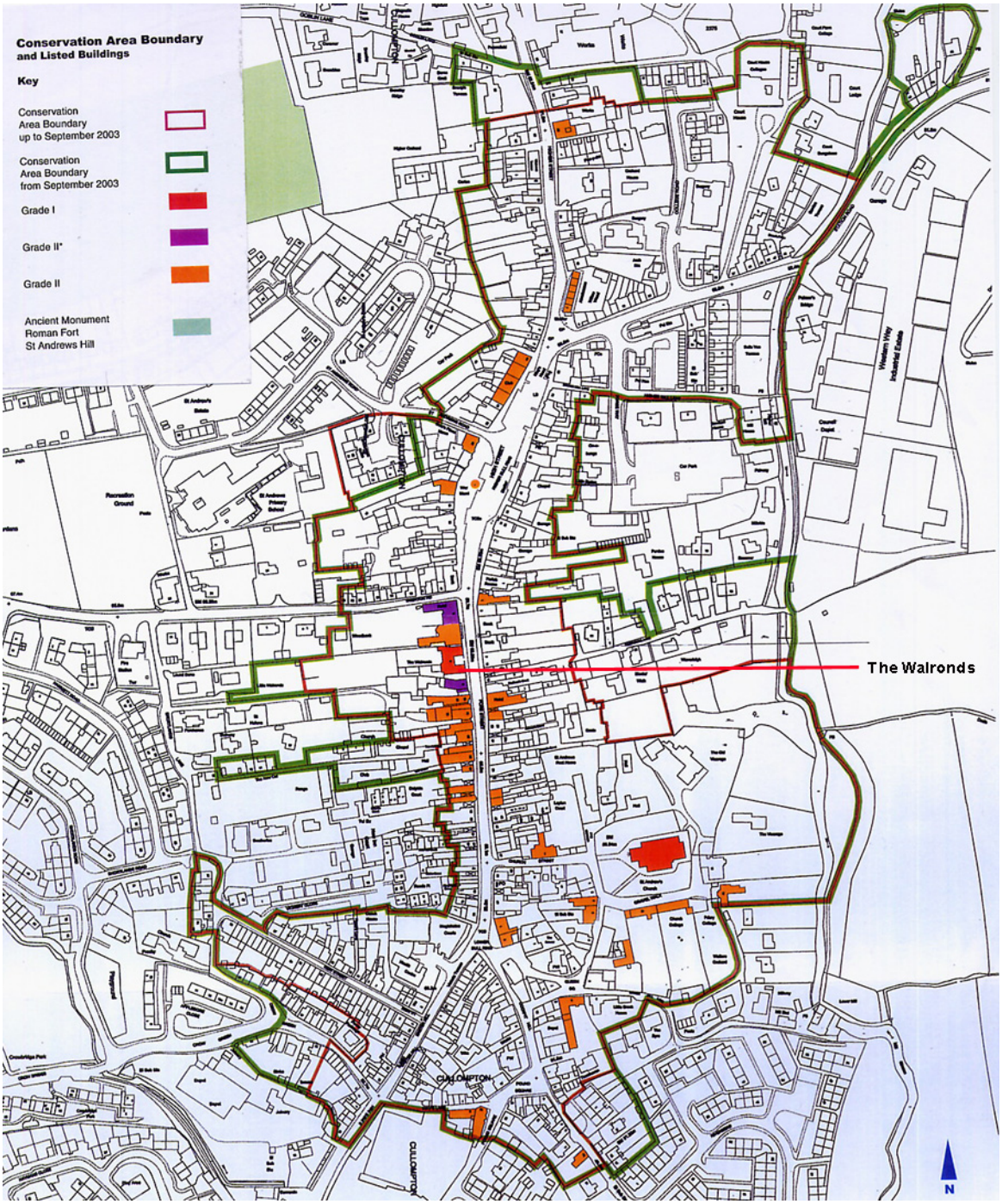


Fig. 5. The Cullompton Conservation Area. Based on Ordnance Survey mapping. Crown copyright. AL10016500.



Fig. 6. A late Saxon/early Norman stirrup mount (left) and a belt buckle of the 12th or 13th century found on the W side of Fore Street in 1999. Photographs held by the Royal Albert Memorial Museum and reproduced with the permission of Exeter City Council.

The manor in which the town of Cullompton was sited changed hands several times before it was granted by Amicia, Countess of Devon, to Buckland Abbey in 1278, a gift confirmed by her daughter, Isabella de Fortibus in the following year. Additional town markets were granted to the Abbot and convent of Buckland in 1317.[7] In 1356 the Abbot granted a watercourse to the town, described in the original deed [Fig.7] (translated) as 'a course of clear wholesome water'.[8] The stream rose at Coombe Farm, two and a half miles west of Cullompton, was joined by a second stream about a mile nearer the town, and arrived in a pond just west of the Walronds, at Shortlands. Shortlands Lane forms the west boundary of the Walronds burgage plot. From here the water course was divided up and ran in open culverts either side of the principal streets and into the back courts until as recently as the 1960s. One of the main branches of the water course ran east from the pond through the Walronds burgage plot. A widespread supply of clean water in the town contributed to its sanitation and industry (as well as to inevitable disputes). No doubt the ready supply of water helped reduce the spread of the frequent town fires, from which Cullompton, like most other towns of adjoining thatched houses, e.g. Tiverton and Crediton, suffered over the centuries. There were fires recorded in the town in 1602, 1682, 1798 and a well-recorded major fire of 1839 destroyed 264 houses. These fires must have had a major impact on the economy of the town and destroyed many early buildings, making those that have survived all the more valuable.

The importance of the woollen cloth industry in the town is visible in the parish church of St Andrew, rebuilt in the late medieval period with a spectacular 1526-1529 fan-vaulted south aisle, paid for by John Lane, a wealthy clothier. The aisle is carved with symbols of the wool industry and its trade, of Europe-wide importance as the engine (along with the wine industry) of European medieval trade [Fig.8]. John Lane's aisle may have been constructed in conscious competition with the earlier Greenway aisle at the Church of St Peter, Tiverton, another merchant-funded church project, and perhaps both were hoping to out-do the aristocratically-funded Dorset aisle in Ottery St Mary church. The

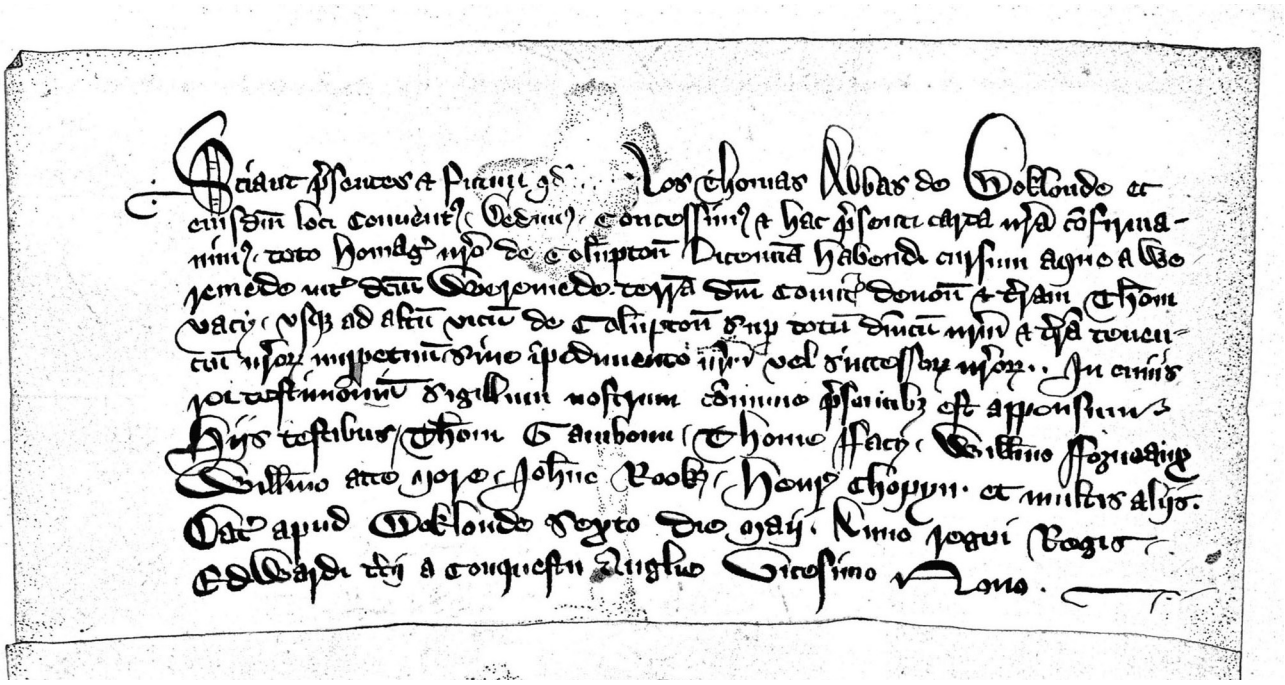


Fig. 7. The 1356 deed granting a town water supply to Cullompton. One of its branches flowed through the Walronds burgage plot.

south aisles of both Tiverton and Cullompton churches are a testimony to the importance and power of Devon merchants, who contributed many fine and showy town houses to the county. Cullompton was a major wool centre in a county where wool was the main foundation of the economy from the 1430s. Like Tiverton and Crediton, cloth produced in the town was sent to Exeter for finishing and export but by the early 17th-century Cullompton had its own speciality, producing kersey stockings. The narrow courts at right angles to the main street are similar to those found on the south side of the main street at Crediton and in parts of Tiverton and indicate small-scale industry, probably wool-related, developed along the long boundaries of the burgage plots.

Cullompton remained the property of Buckland Abbey until it was dissolved in 1539. The Cullompton holding was purchased from the Crown by Sir John St Leger. According to Murray T Foster, the local Cullompton historian, the manor then passed to Thomas Risdon, the Hillersden family, Francis Coleman, David Sweet, J Baker and W C Grant. Parts were sold off in the course of this descent, with the Risdon period noted for a sell-off to existing tenants.

The wool trade continued to flourish in the town in the 18th and 19th Centuries. There were still 500 looms in 1838. The major mid 19th-century woollen mill was at Shortlands, immediately to the rear of the Walronds, its proprietor Mr Upcott, living in the early 17th-century house next door but one in Fore Street, which he re-named the Manor House [Fig.9]. This house had originally been built for a cloth merchant, Thomas Trock who gave almshouses to the town. In the 18th and 19th Centuries the woollen industry was supplemented by rope-making, bell-founding, tanning and paper-making.

The 20th Century was not wholly kind to Cullompton. The town became dominated by traffic, the medieval street plan in conflict with the numbers of vehicles passing through with associated noise and air pollution [Fig.10]. There have been prolonged debates about a relief road, and which side of Cullompton this might go, with no solution realistically expected for 15-20 years. Development of the courts at right angles to Fore









Fig. 8. The Church of St Andrew, Cullompton, 2009. The Lane aisle of 1526-1529 was funded by a wealthy clothier. The aisle is fan-vaulted and carved with symbols of the wool trade, including angels holding teasel frames, used to raise the nap of the cloth.



Fig. 9. The Manor House, built for a cloth merchant, Thomas Trock, in 1603 and next door but one to the Walronds, to N.



Fig. 10. Heavy traffic in Fore Street brings noise and atmospheric pollution.

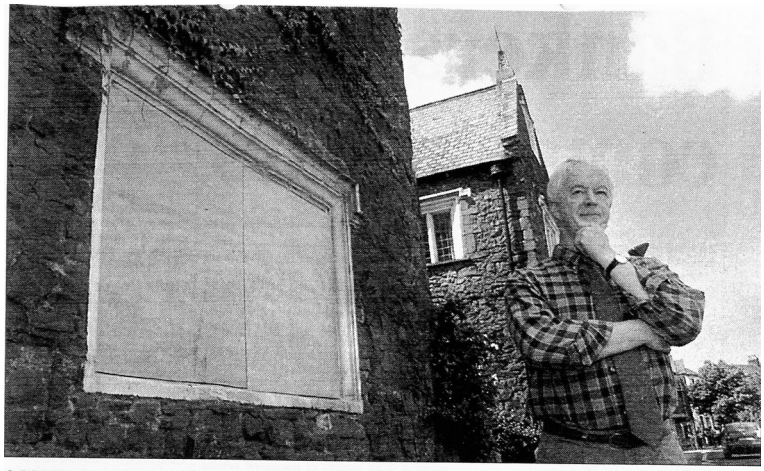
Street and the High Street has added to the pressure for parking spaces. More recent housing erected on the rear of surviving burgage plots has begun to blur the historic topography of the town. The population in Cullompton rose from 3,500 to more than 8,000 between 1985 and 2005. This rise has not always been comfortably absorbed into the existing facilities of the town. 19% of the working population of Cullompton commutes to Exeter.[9] Cullompton has areas of deprivation with a history of fly-tipping on estates and vandalism in the centre of the town.

Sited right in the centre of town, the fabric of the Walronds, in poor condition in 2009 and for many years previously, is on the Heritage at Risk Register. The gradual decline of the house due to shortage of capital for major repairs, has been a prominent feature of central Cullompton for several years. Newspaper articles about the decline of the town have used the house as an illustration, especially when its windows were boarded up following vandalism [Fig.11]. The condition of the building has come to stand as a visible symbol of things that are not right with the town. Its repair and revitalisation would be a welcome sign of optimism and renewal in Cullompton, would be consistent with the Conservation Area Satement. It would also make a major contribution to the current initiatives to regenerate and improve the quality of the town centre. The Town Centre Regeneration Enhancement Advisory Group, which includes representatives of the Town Council, Mid Devon District Council and Devon County Council, is seeking ways to revive the economy as well as the architectural character of the town. A new library complex is to be built at the south end of the town and Devon County Council is currently preparing the designs for a town centre enhancement scheme. This project will make the streetscape more sympathetic to Cullompton's historic buildings and to its pedestrians and will be co-ordinated with the proposed works to the Walronds.

2.3 – The Walronds [Fig.12]

The building history of the Walronds was conscientiously researched by Miss I V Yeoman and her niece, June Severn from 1954, when they bought the north part of the house and its burgage plot, later (in 1962), acquiring the south part of the building. When they began to investigate the history of the house, the Devon Record Office was in its infancy, the collections poorly-catalogued by today's standards, and they had none of the advantages of the internet to assist them. In spite of this, with the help of the first county archivist, Joan Synar, they found a breath-taking amount of information about the owners of the house at different periods, acknowledging that there were some gaps in the research. They corrected the mis-attribution of the erection of the house to Baron John Petre of Essex, made on the basis of armorial bearings on overmantels, a mistake probably first made by one of its self-important 19th-century owners and repeated in print afterwards by many respectable historians. Miss Yeoman and June Severn also interpreted the plan and features of the house as the story of its past and that of Cullompton. They absorbed the opinions of others who visited the house at their invitation and applied good sense and discrimination to some legends that had been associated with the building. They argued, for example, very plausibly, that the supposed underground passage from the house to Cullompton parish church was, in reality, a stone-lined sewage drain, part of a system, recorded in 1841, of servicing the large houses on the west side of Fore Street and running under the road and the east side houses towards the town leat and flood plain of the Culm. These drains were exposed from time to time after the 1920s, when they collapsed under the weight of heavy lorries.

Miss Yeoman and her niece also carefully wrote down or recorded on audio tape the history of what had been done to the building in living memory including their own interventions. The very recent history of the Walronds is therefore much better known and understood than is common for a period with few deposited documents. The Cullompton



● **POOR IMPRESSION:** Philip King by the boarded-up windows of the Grade I listed building, The Walronds

Traders hope to restore civic pride

Fig. 11. The Walronds used to illustrate an article about problems in the town in the *Western Morning News,* 1999.

Walronds Preservation Trust, and through their endeavours, the people of Cullompton, have inherited both an exceptionally fine historic building and, thanks to the labours of Miss Yeoman and June Severn, an invaluable body of research and record about its owners and occupiers and their impact on the building.

Unfortunately the sources used in the documentary research undertaken from 1954 were scarcely ever mentioned. Much of the work for understanding the history of the site in this Conservation Management Plan has therefore been a chase after documents which we know or believe have been seen in the past, but which cannot easily be re-examined, or re-interpreted, as there are no signposts to their location. The largest gap has been old title deeds, evidently available to June Severn and her aunt (although not necessarily in their possession). These have not yet been found and were clearly an important source for identifying the sequence of owners.

The historical narrative of the house and its owners, summarised in June Severn's account of the Walronds published in *The Book of Cullompton*, 2001, is very impressive and much more than a bald list of owners. However, without references to primary and secondary sources, the distinction between what the sources actually say and intelligent conjecture, which is always subject to revision, is lost, and with it, the opportunity to develop the story in the future. The 'time-line' in Appendix One of this Conservation Management Plan makes a distinction between information found in sources that have been identified and can be re-examined, and information where the source is June Severn but no documentary source has yet been found. It is hoped that the time-line will be updated in the future and improved as more research is undertaken, especially from documents that come on-line, and that it may act as a source of ideas for future activities and events at the Walronds.

The archaeology of the house has also been re-examined. When Miss Yeoman bought the Walronds in 1954, the study of vernacular architecture was in its infancy. During her ownership and that of her niece, the house was interpreted as a modernisation of a late medieval open hall house. This is a commonplace pattern for many Devon farmhouses, but at the Walronds it seems to have been assumed, rather than proved by



Fig. 12. The N front of the Walronds in 2009.

physical evidence. This idea stuck and has been repeated ever since, although more recent analysis by Kirsty Rodwell, based on observation, concluded that the house was largely single-phase of c.1605, the rear wing (Craft Cottage) earlier. A close look at the archaeology of the house for this Conservation Management Plan, made with the benefit of all the developments in the study of Devon and national historic buildings up until 2009, recommends a fresh interpretation of the house.

2.3.1 – The Paris-Peter marriage and the rebuilding of the Walronds

The arms and initials displayed on two of the overmantels at the Walronds commemorate a marriage between members of the Paris and Peter families [Fig.13]. The arms are partly in moulded or cast plaster and those in the hall were re-painted by Miss Severn and her aunt, who scraped away layers of overpaint in the 1950s, found some colour below (we do not know how much) and repainted them. A 2009 report by Eddie Sinclair on the polychromy in the house has identified evidence for the early colour on the overmantels. It is assumed that the Great Chamber overmantel was also repainted by June Severn, although no information about the date when this was done has come to light.

The Paris Family

Members of the Paris family are recorded in Cullompton from the 1520s when Michael Parrys (assessed on wages less than £2) and Henry Parrys (assessed on goods worth £18, the sixth highest in the parish) are listed in the subsidy rolls (a form of taxation)



Fig. 13. The hall overmantel (top) and the overmantel in the great chamber, (below), both dated 1605 and showing the arms of Peter impaling those of Paris. Both overmantels have been repainted, using modern paints.

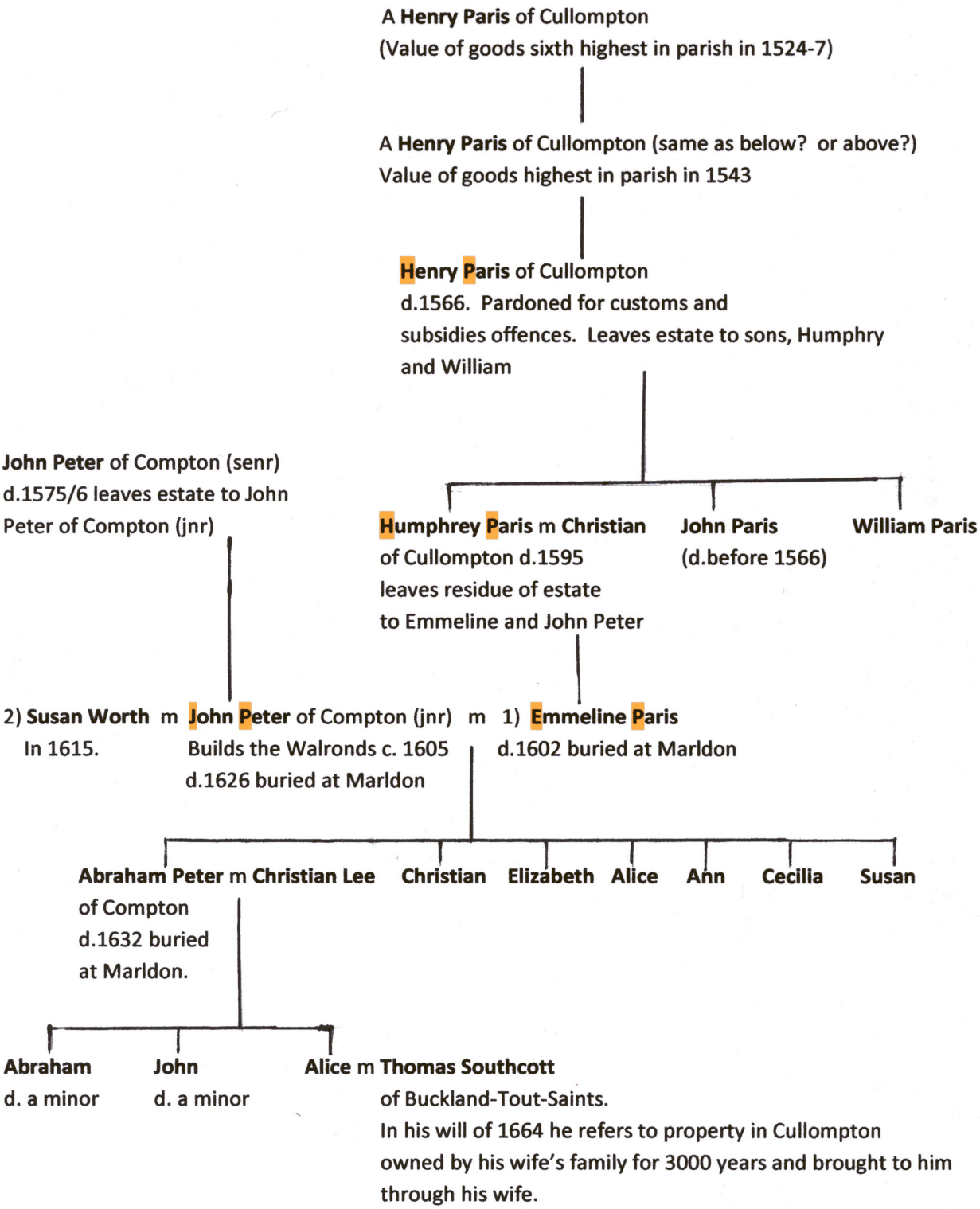


Fig. 14. Pedigree showing the Paris family of Cullompton and Peter family of Marldon. Initials on the overmantels at the Walronds are highlighted in yellow.

1524-1527. A nice point of wealth comparison here is with John Lane, the clothier who was paying for the splendid fan-vaulted and stone-carved Lane aisle in the church in that period. In the same subsidy he was assessed on goods worth over £133. If the Cullompton Paris family have not been found in documentation before the 1520s they reckoned themselves an ancient local family. A document of 1664 claimed that they had been acquiring land in the parish for 3,000 years, best interpreted as meaning for as long as anyone could remember.[10]

In 1543, a Henry Parrys (not necessarily the same man listed in the 1520s, but if not, likely to be a son) was assessed on goods worth £66, the highest in the parish. This indicates the family's rise in relative local wealth and status in a 20-year period. June Severn and her aunt were unable to find any documented family connection with the wool trade, and state that Henry Paris of Cullompton had both quarrying interests and shipping interests in Exeter. So far, Keystone has not been able to find the source for this.

In 1561, a Henry Parrys of Cullompton was pardoned for offences in respect of customs and subsidies, including carrying money out of the realm. This is likely to be the same Henry Parrys of Cullompton who made his will in December 1566 'sick of boddie', the will proved in January 1567. He left the bulk of his estate to his two living sons, William and Humphrey, and also provided for three grand-daughters, all under 18 years old, by another son, John, who had predeceased him. The grand-daughters were to be looked after by their uncle, Humphrey, Henry's eldest surviving son and heir. One bequest gives a nice glimpse of Henry's appearance, he left his 'best gown, furred with fox', to a friend. His will requested that he be buried at Cullompton, giving the poor of the parish £7 at his burial.

Humphrey Paris, Henry's son, can be tracked through the standard documents of the period. He was clearly a man who carried weight in the parish. He was one of five local individuals who took the parish muster roll in 1569. In 1581 he was assessed for taxation on goods worth £17, the third highest in the parish. One non-standard document that mentions him relates to Thomas Risdon, who had acquired property in the parish from the St Leger family, who in turn had acquired it at the Dissolution of Buckland Abbey. Risdon was evidently selling off parcels of land in 1573 and the buyers were to bring the money for the sale to 'the house of Homfrey Parris in Colompton',[11] which we can suppose was well-known and central and Humphry a reliable middle man, perhaps functioning as a banker. The document covering this sell-off is an eloquent account of the rise of the 16th-century middling sort from tenants to property-owners. The men who were to bring their money to Humphrey's house were merchant taylors, a haberdasher, a clothworker, a salter and a skinner.

Humphrey died in 1595. His will, in which he described himself as a merchant, shows that he owned land in and around Cullompton. Some of this was owned outright, including 'Millhayes' and 'Upton Weiver', other plots of land were rented from a Henry Walrond. The Walronds were a major Devon family. The main branch lived at Bradfield, in Uffculme parish, a house which had been their seat since the 13th Century. Humphrey's will refers to his own house in Cullompton town as his 'mansion house' but there is no indication of where this was. His will specified that the house was to be shared between his widow, Christian, and his daughter, 'Emlyn'. Christian was to have use of the whole of this house for forty years after his death, if she lived so long, but in case his daughter, Emmeline or her husband should disturb his wife, she was also left land in the parish. The implication of this is that Christian could afford to rent another house if intrusion from her daughter or son-in-law, did not suit her. It seems from this

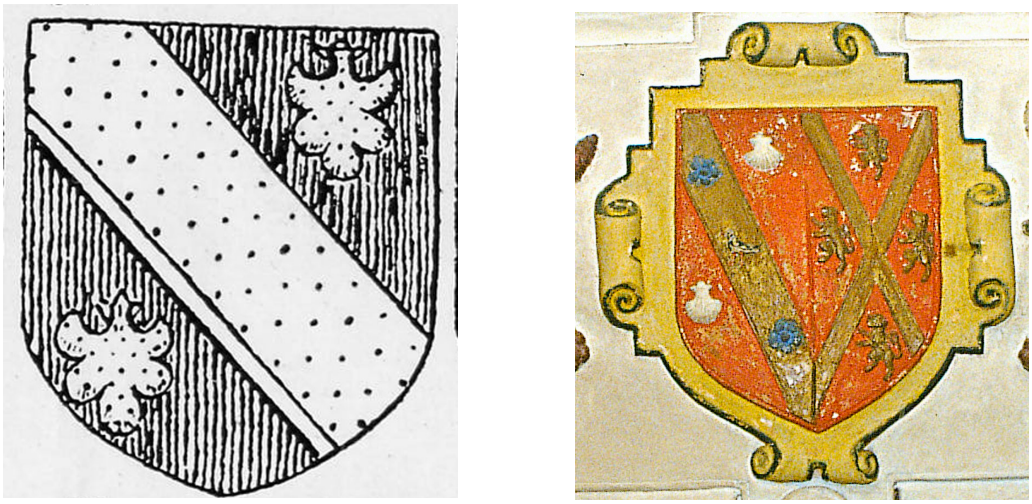


Fig. 15. The arms of Petre (left). These differ from the arms of the related Peter family, which are shown at the Walronds and incorporate a Cornish chough.

that Humphrey was anticipating that Emmeline and her husband, then living at his family home in Marldon parish in south Devon, would at least use the house occasionally in Christian's lifetime, and might perhaps move back to Cullompton in the course of time. The residue of Humphrey's estate was left to Emmeline, and her husband, John Peter who were made Humphrey's executors. The initials on the overmantel in the dining room at the Walronds, 'EP' 'HP' (twice) and 'I P', in 3D plaster have been plausibly interpreted as those of Emmeline; Henry and Humphrey Paris, her father and grandfather, and her husband, John Peter [Fig.14]

The Peter/Petre Family

The 16th and 17th-century Peter, or Petre (there were other spellings, too) family, originating in Devon, has received a good deal of attention from historians. Sir William Petre, c.1505-1572 was a major political figure in the 16th Century and held high office, effectively as Secretary of State, through the reigns of Henry VIII, Edward VI, Mary and Elizabeth I. He was knighted in 1543 and built himself a great house, Ingatestone Hall, in Essex. The Essex Petres preferred the 'Petre' spelling of their name. There are at least two versions of the arms used by the family. As described by B H Williams, the 'Petre' arms are described as 'gules, a bend or, between two escallops argent' and the 'Peter' arms 'gules, on a bend or, between two escallops argent, a Cornish chough proper enclosed by as many cinquefoils azure'.[12] It is the latter arms that appear at the Walronds [Fig.15]. The formal description of the Paris family arms is gules: a saltire between 4 lions rampant.

Sir William Petre's life and career have been the subject of a biography by F G Emmison. The extensive family papers, both Sir William's and those of his son, John Petre, created Baron Writtle in 1603, also formed the basis of an excellent social history book *Tudor Food and Pastimes* (1964), by the same author. The Essex branch of the family, and perhaps related branches, remained Roman Catholic after the Reformation and have also been of interest to historians of the old faith in the 16th and 17th Centuries. The Petre's connection to the arts – they were patrons of the composer, William Byrd and it has been argued that Shakespeare (or perhaps John Ford) was the author of an elegy to a William Peter (nephew of Sir William) – has encouraged even more historians to chase after the family history. In a Devon context the Petres were major landholders. The historian, Dr Oliver, reckoned that Sir William held 36,000 acres of land in the county

of Devon. The branch of the family based in and around Exeter in the 16th Century included a cloth merchant, John Peter, three times mayor of the city, who built a house at Bowhay, just outside Exeter in Exminster parish and Peter arms are to be found in the Exeter Guildhall. A Cornwall family branch had extensive landholdings around Padstow. Researching the family is complicated by the different branches, confused by a marriage of two cousins, John 'Peter' and Wilmot 'Petre' before 1550, and a preference for the Christian name, John. There are no fewer than twelve John Peters named in a pedigree of the family, living between the late 14th Century and 1650, most of them in the 16th Century.

Transcripts of wills (originals lost in the blitz on Exeter) show that Emmeline's husband, John Peter, had his family home at Compton, in south Devon in Marldon parish, inheriting the estate of his father, also of Compton and also called John Peter. Logic, and the Peter coats of arms on the Walronds fireplaces, suggest that the Compton Peters were closely related to the 16th-century mayor of Exeter and therefore to the grander Petres of Essex. June Severn and her aunt reckoned that John Peter's father, also called John, was a cousin, both of the mayor of Exeter, and of Baron John Petre of Essex. However, the two John Peters of Walronds interest: Emmeline's husband and her father-in-law, do not appear in any of the published pedigrees of the family. If they were closely related to the Bowhay Peters and the Essex Petres, they add two more John Peters to the twelve that appear in the pedigree published in *Vivian's Visitations.* It is certainly true (and this may be the source of June Severn's view of the relationship) that the will of one John Peter, merchant of Exeter (almost certainly the same John Peter who was mayor of Exeter) proved in 1581, made his 'cosigne' John Peter of Compton (presumably Emmeline's husband, as John Peter, his father had died in 1575/6), an overseer of the will [Fig.16]. However, the term 'cousin' in the 16th Century had a much broader range of meaning than it does today, and could refer to a close friend or a distant relative. It seems likely, given the name in common, that John Peter of Compton was related to John Peter of Bowhay (and therefore to Baron John Petre of Essex), but we do not know how close that relationship was.

June Severn and her aunt stated that Emmeline's father-in-law, John Peter, was an attorney, and so was her husband. Keystone has been unable to find the source for this. No John Peter appears in the records of those admitted to the Inner Temple until the 1830s. Several Peters are shown having attended the University of Oxford. The John Peter who matriculated in 1537 and became a fellow of Exeter College could be Emmeline's father-in-law on the basis of assumed age. The dates of two other 16th-century John Peters at Oxford do not square with the presumed dates of Emmeline's husband. June Severn also stated that Emmeline's husband was steward to the Pembroke estates in Paignton, and trustee to the Carey family of Cockington (both families remaining Roman Catholic after the Reformation, which might imply that John Peter of Compton, like the Essex Petres, adhered to the old faith) and to the Blunts of Blagdon. These estates were all in the South Hams, close to Compton. If this is correct, and to date the documentation on which this is based has not been rediscovered, John Peter of Compton's marriage to Emmeline Paris was an alliance that brought together her inherited mercantile and landowning wealth, and her husband's legal professional wealth, landholdings and, very likely, some very impressive local and national family connections, if not necessarily close ones, on his side. We have not found the date of John and Emmeline's marriage. A John Peter (this could have been either father or son) certainly had a presence in Cullompton by 1567, when he was named, with a Henry Paris, yeoman (presumably a relative of Emmeline's), as the occupier of a rural tenement called Venn.[13]

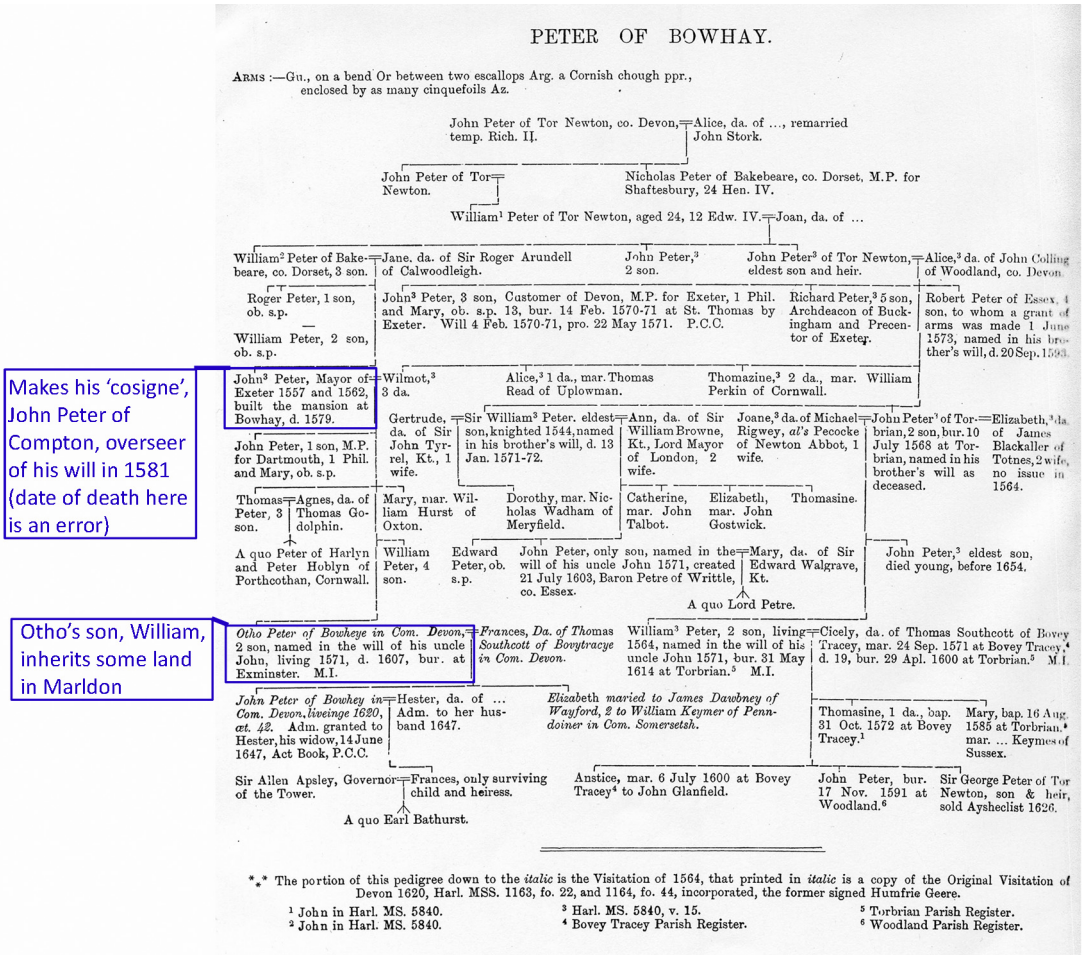


Fig. 16. The pedigree of the Peter family of Bowhay from *Vivian's Visitations* with annotations showing links found to date with John Peter of Compton, Marldon parish, who built the Walronds.

Emmeline died in May 1602[14] and was buried in Marldon church. All but two of her seven children were baptised at Marldon church and it can be assumed that her married life was spent principally at Compton, in her husband's family home. Two overmantels at the Walronds are dated 1605. A date over the principal fireplace is usually taken to mark a major rebuilding, at least, or a completely new house and the dates here are associated with the arms of Peter impaling Paris. The building project might have started or have been planned before Emmeline's death but the overmantel date strongly suggests that it was probably not started until afterwards. If John Peter began the work after her death, it might seem odd that he marked what he had done with the initials, not only of his dead spouse, but her father and grandfather. What is perhaps odder is that he chose to build a substantial house in a town with which he seems to have had little connection after the house was finished.[15] Building, or rebuilding, a substantial house in Cullompton might be explained as a sense of duty in housing his mother-in-law, according to the terms of his father-in-law's will. However, there is an entry in the Cullompton burial registers on 26th April 1603, just a few days after the burial of 'Sussan Peter' (John and Emmeline's daughter), for 'Miss' Christian Paris. This seems most likely to be an error for 'Mistress', and likely to be John Peter's mother-in-law. If she, too, was dead before he began to rebuild the house (having

suffered the loss of wife, daughter and mother-in-law, all in the space of about a year), his motive for building a house on the scale of the Walronds is even more puzzling. The house would have been a solid presence in the town for his surviving small children to inherit, conveniently close to land he held in the parish, acquired through his wife, but it seems odd that he spent out on such an ambitious architectural project so far from his own family home.

The fire of 1602

A town fire is recorded in Cullompton in 1602 causing over £8,000 of damage – a huge sum then. This was reported at the Quarter Sessions for the 7th October, so must have occurred at some time between about June 7th and October 7th 1602. This was less than six months after Emmeline's death. The fire is rarely mentioned in published histories of the town, but seems likely to be a key part of the origins of the 1605 house. The location of the fire is not given in the Quarter Sessions report, the single known document that records it,[16] but it did affect 'the richer sorte' in town who, as merchants, as the Paris family were, were likely to have lived centrally in Fore Street and High Street.

Of the four adjacent houses running south from the corner of Fore Street and the road to Tiverton, two, the Manor House, on the corner, and the Walronds, next door but one, are dated to within two years of one another on the buildings, 1603 and 1605, just after the fire. The house south of the Walronds, now called the Merchant's House, is early 17th Century on stylistic grounds, with many similarities to the Manor House. The house between the Manor House and the Walronds (now in the same ownership as the Manor House and part of the Manor House Hotel) was thoroughly rebuilt in the 19th Century but has some traces of earlier work. It seems likely from this that the fire affected at least these four buildings running south from the corner of Tiverton Lane along the W side of Fore Street. We can speculate that it either destroyed the Paris mansion house on the same site inherited by Emmeline from her father or, if that house was elsewhere in the town, provided an opportunity for her husband to acquire a centrally-located plot or plots, giving him enough land to build a new town house with an impressively wide frontage. The first possibility is more persuasive, on the logic that John Peter was re-establishing the Paris family house, lost in the fire and the house he rebuilt functioned partly as a memorial to his wife and was a reminder of the local importance of her family, as shown in the hall overmantel intitials. The Manor House, dated two years earlier than the Walronds, 1603, and built for Thomas Trock, a clothier, set a high standard of quality and size. Its timber-framed front is lavishly patterned and jettied in the style favoured for the town houses of 17th-century Devon merchants, although it is rather wider than many of the well-known Devon merchant houses in Exeter, Dartmouth and Totnes. The quality and size of Thomas Trock's house may have prompted John Peter to commission a superior building, to maintain the Paris family status in Fore Street.

The 1605 building: a gentry house in miniature

The most important evidence for dating the Walronds is not the overmantel date, but its style and features and comparison with other buildings. It has sometimes been said that the house incorporates an earlier open hall house, with a principal room open from the floor to the roof timbers, adapted to its current form in 1605. It has also been supposed, more recently that there is evidence of a late medieval building in the cob and stone construction of the rear left wing, known as Craft Cottage since the 1960s, which contrasts with the rubble masonry of the rest of the building.



Fig. 17. The front of the Walronds in 2009, an imposing and unmistakably early town house.

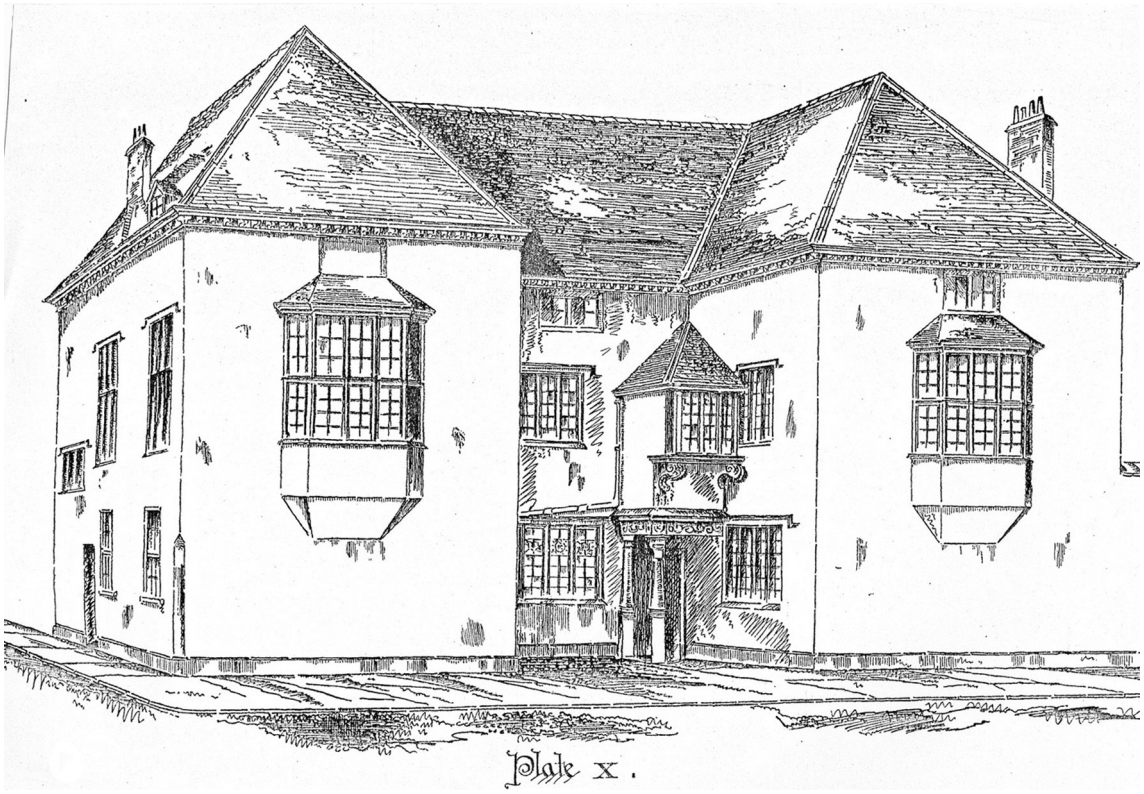
All the dateable evidence of the house suggests it is almost wholly 1605, although there may be some recycled building material in the house and it is possible that the floor plan of Craft Cottage was inherited from an earlier building.

The Walronds is not a merchant's town house and does not look like one [Fig.17]. It is built of stone and the main block is set back from the street frontage with wings projecting forward from each end to create a small forecourt, providing highly-visible but private open space at the front. This is in contrast to the conventional merchant's town house frontage, timber-framed for maximum decorative opportunity and with access from the street directly into a shop or trading room is commonplace [Fig.18]. In plan and presentation the Walronds is a miniature version of many contemporary gentry mansions [Fig.19] and stands in marked contrast to the contemporary merchants' houses close by; the Merchant's House adjacent to the south and the so-called Manor House next door but one to the north, which was actually built for the merchant Thomas Trock and is dated 1603. Both of these have ostentatiously carved timber-framed fronts, in common with most surviving merchants' houses on the main streets of Devon's larger towns: Exeter, Dartmouth and Totnes. The Walronds



Fig. 18. 17th-century Merchants' houses in Devon: St Andrews Street, Plymouth (top left); High Street Exeter (top right) and the house rebuilt in stone for George Slee on Angel Hill, Tiverton.





Figs. 19, 20. Gentry houses: Forde House, Newton Abbot, rebuilt by Sir Richard Reynell in 1610 (top) and Bampfylde House, the late 16th-century Exeter town house of the Bampfylde family. There were no windows on the ground floor of the wings of Bampfylde House, presumably for reasons of security and privacy. Bampfylde House was destroyed by bombing in World War II. Drawing by James Crocker published in *Sketches of Old Exeter,* 1886.

compares very closely in appearance with Bampfylde House in Exeter [Fig. 20], the late 16th-century town house of the Bampfylde family, which was destroyed in the 1943 Exeter Blitz.

With the two merchants' houses close by, the Walronds represents perhaps the finest piece of early 17th-century streetscape to survive in any Devon town [see Fig. 3]. This is particularly striking, both because of the sharp contrast in style between the gentry character of the Walronds and its timber-framed neighbours, but also because all three 17th-century houses have wider frontages compared to other contemporary houses in the larger Devon towns where pressure on main-street properties tended to the subdivision of the old burgage plots in the 16th and 17th centuries.

Building Materials

The Walronds is built of local brown-coloured sandstone which cuts to ashlar for quoins, but there is also cream-coloured limestone and purple-coloured volcanic stone dressings. The roof is covered with Welsh, West Country and asbestos slate, replacing what was almost certainly Devon pegged slates. The corner quoins and those around the window openings and doorway are set proud of the main wall indicating that the house was designed to be rendered. Traces of the original render with a roughcast, rather than smooth surface were identified by Nick Durnan in August 2009 and have been analysed. The front and south return of the house is shown rendered on a print of c.1825 hanging in the house [Fig.21]. This also shows tall chimney shafts and gable finials enlivening the profile of the house and stone coping to the upstanding gables to Fore Street. The print shows the merchant's house next door to south roofed with thatch, which is something of a surprise.

Exterior

The front has a symmetrical 1:2:1-window front with gables to the front wings, and a central front doorway to the main block. The walls sit on a plinth capped with moulded volcanic stone. 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 stone plaque, and the doorway is emphasized by a gabled dormer rising through the eaves. The dormer and the front wing gables have granite obelisk finials carved with simple strapwork patterns, which are thought to be replacements from the 1890s and were formerly surmounted by weathervanes, of which remnants survive. 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 street elevation of the wings may have originally been blind on the ground floor reinforcing a sense of the privacy of the house. The windows round the forecourt are in the same style and have limestone hoodmoulds, but the mullioned windows here are timber and close observation suggests that most are heavily repaired, although a specialist report on the glass indicates a good survival of 17th-century glass and some probably original lead cames survive on the rear elevation.

The other sides of the house are less regular and do not have projecting quoins. The south end of the main range was massively rebuilt in the mid 20th Century and contains no original windows or doorways. At the back the stairblock contains original limestone windows, some of them containing ancient diamond panes of green-tinged leaded glass [Fig.22]. Some windows preserve early catches [Fig.23]. At the back of the hall there are two more original mullioned windows. The two-light timber window to south of the stack is thought to be an original in situ, but the limestone three-light



Fig. 21. A c.1825 painting by George Sydney Shepherd. This is the only pre-photography image of the Walronds found to date. It shows the house rendered, with large slates on the coped gables and a tall, ivy-covered brick stack on the left hand (S) side. The design of the finials on the gables is different from the finials today. The Merchant's House is shown thatched, which is surprising.





Fig. 22. The rear stair block and one of its windows, which contains early 17th-century glass.



Window catch in the hall



Window catch in the parlour



Window catch on the first floor corridor

Fig. 23. Surviving historic window catches: one example of the fine historic detail surviving in the Walronds.

window to north was probably re-set here in the 1890s since the opening has a brick relieving arch and the window does not quite fit the original opening. The first floor windows of the main block are clearly 19th or 20th-century insertions. The southern rear wing, originally an unheated service wing, and service stair turret contain some original timber windows, most with ovolo mullions but a couple with chamfered mullions.

The Plan

The Walronds has an irregular H-plan [Figs.24-26] and is two storeys high with attic rooms in the main block and front wings. The plan of the house has conventional main elements for the date, with conventional room uses, but the rooms are exceptionally grand and finely-finished, with no fewer than three fine heated first floor rooms. There are superior plan elements for a house of this size: two staircases, each with lobbies in front. The so-called 'Justice Room' to south of the cross passage may have functioned as a servery between the kitchen and the hall (its flap door on the passgae side appears to be original). The main block is on a north-south axis, parallel to the street. It has a four-room and cross passage ground plan, the service end lying to left (south) of the cross passage. The hall, later a dining room, is the largest room in the house, off the north side of the passage, heated by a fireplace in the rear (west) wall [Figs 27,28]. The c.1605 panelled back to the hall bench and table still survives [Fig.29], this would have provided a grand backdrop to the owners when seated at the high end of the hall. The original c.1605 kitchen appears to have been in the main range, south of the cross passage [see Fig 24b]. This room was subdivided in the 20th Century. The northern front wing contains a fine parlour with a good quality fireplace in a lateral chimneystack in the north wall and doorway from the northeast corner of the hall [Fig.30]. The earliest panelling in this room is c.1660s with numerous subsequent phases of amendment. This may be the consequence of damp walls necessitating frequent repair and re-working.

The southern front wing originally contained a room the same size as the parlour, but was apparently unheated until the late 19th Century. It was presumably a service room: perhaps a buttery (for butts of wine). The main stair is c.1718 [Fig.31] but on the site of an earlier stair. It 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 was originally an unheated service room containing a stone-lined well. There is a newel service stair in a small turret in the angle between the main block and rear kitchen range. 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 first floor chambers were those in the front wings. Both are heated and well-appointed [Fig.32], but the southern one is especially grand with its own entrance lobby and can be considered the State or Great Chamber [Fig.33]. The hall chamber was also heated with a fireplace with good overmantel [Fig.34] although once wider and longer than it is today. The main stair continues up to the attics. Judging from surviving plasterwork and access, the attic storey probably functioned as a miniature long gallery with unheated chambers in the front wings [Fig.35]. These may have been children's bedrooms. The original service stair from the first floor to the attics at the south end of the main block was replaced in the mid 20th century. The property widens to the south to include a tall stone wall onto the street which contains a large carriageway entry. There is evidence in the front masonry of the house of a tall stone wall between the front wings across the front of the forecourt.

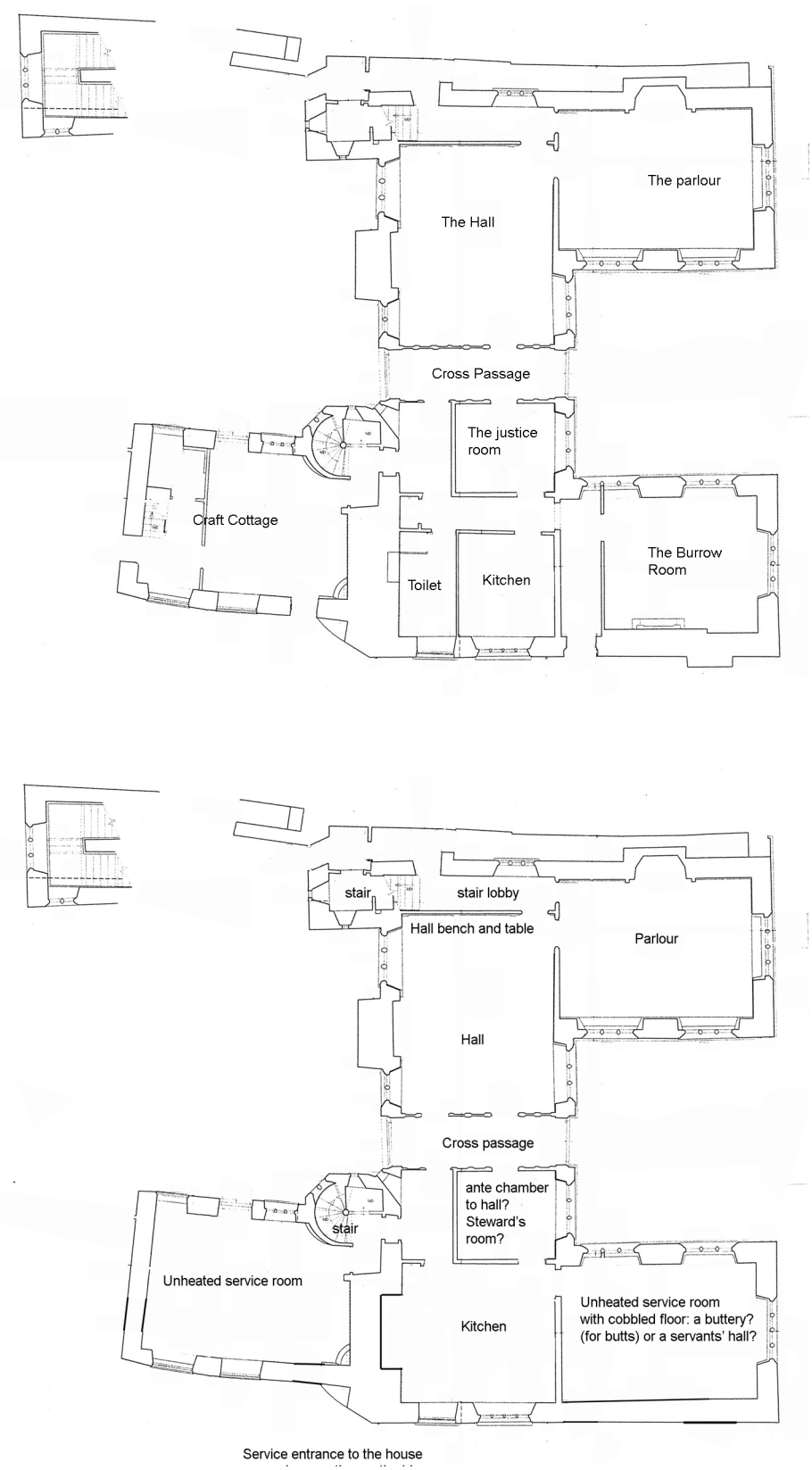


Fig. 24. The ground floor plan of the Walronds in 2009 (top) and conjectured as in 1605. Based on a plan by Benjamin and Beachamp and reproduced with permission.

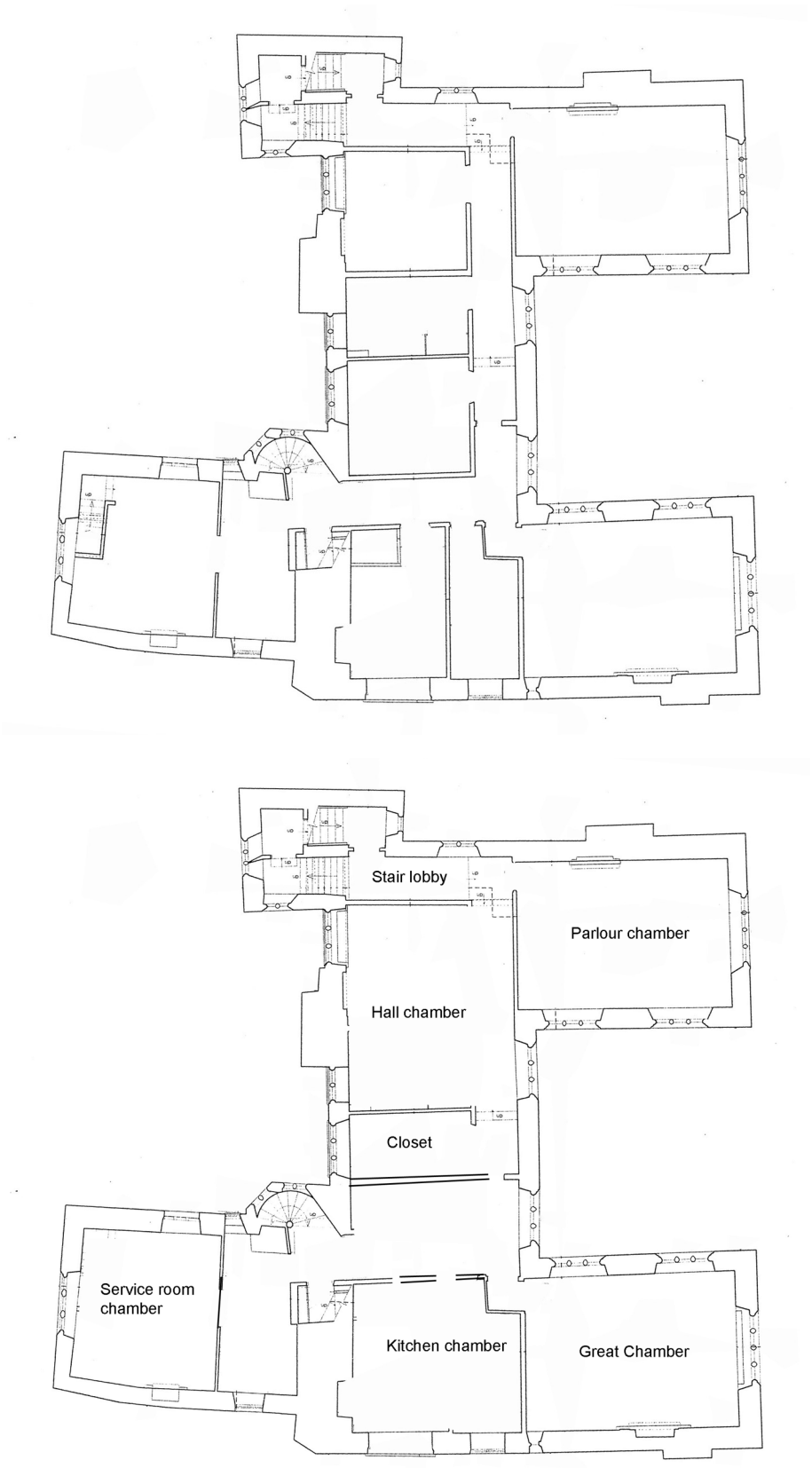


Fig. 25. The first floor plan of the Walronds in 2009 (top) and conjectured as in 1605. Based on a plan by Benjamin and Beauchamp and reproduced with permission.

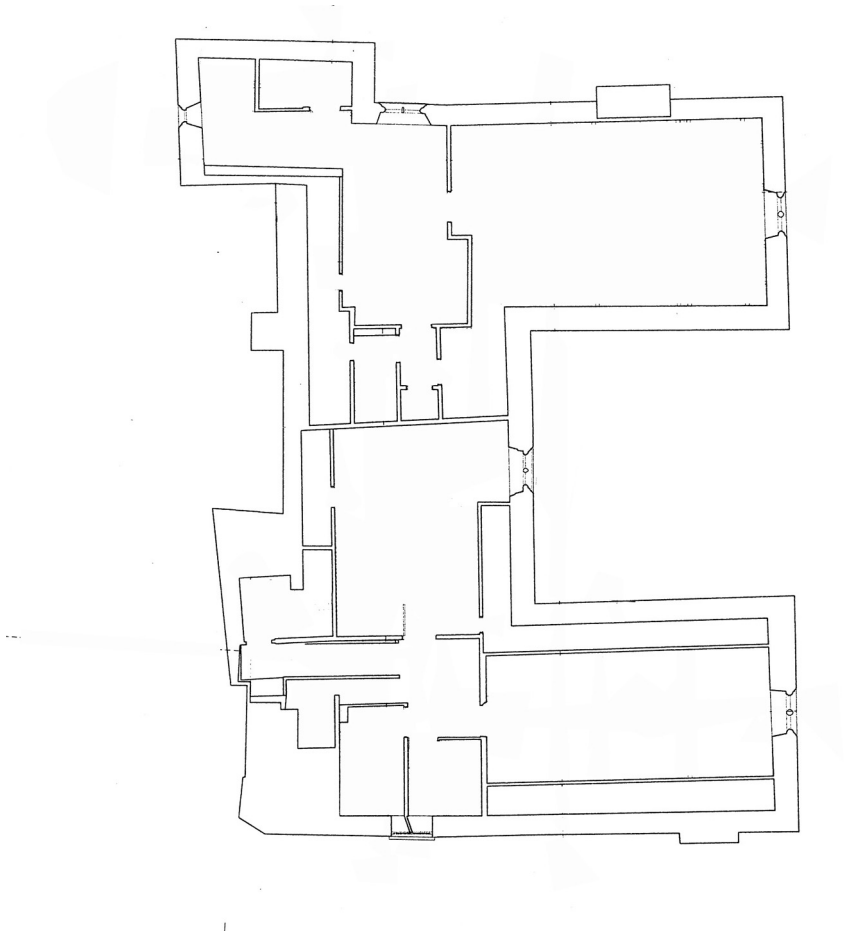


Fig. 26. Second floor plan of the Walronds in 2009. In 1605 this may have been a single space in the main range, functioning as a miniature long gallery, with good quality but unheated rooms in the wings. Based on a plan by Benjamin and Beauchamp and reproduced with permission.

Interior

The original interior is remarkably well-preserved showing a consistently high standard of both construction and finish. It includes an interesting mixture of the polite and the vernacular. Firstly there is the construction. Inside there is a clear distinction between the high status domestic rooms and the service rooms, expressed most obviously in the structure of their ceilings. The main rooms have flat ceilings, achieved by hanging them off relatively thin upended plank joists, which are the full depth of the beams, and thus provide a flat ground for the display of ornamental plasterwork in the best rooms [Fig.37]. The earliest known use of this technique known to Keystone is at Exeter Guildhall, dated 1598. By contrast the service rooms and kitchen use the more traditional technique with exposed beams and square-section joists.

As was still usual in 1605, the cross passage is lined with oak stud-and-panel screens (sometimes alternatively described as plank-and-muntin screens) and these are fine examples with ogee-moulded surrounds down to bar-runout stops [Fig.38]. Most of the other internal partitions, so far as they can be seen, are close-studded oak partitions filled with rod-and-daub. Such frames are common in the first half of the 17th Century. This is a relatively early example for Devon since there is none known from the 16th Century. However the other early examples come from the Cullompton area. The same technique was used in the nearby Manor House (dated 1603), Hacklands Farm (dated 1605), and the early 17th-century phase of Langford Court. The roofs of the main block and front wings are carried on uncollared tiebeam trusses, which again provides an early example of the type, and has its parallels with polite gentry mansions of the time. The rear service wing, however, has a vernacular roof carried on side-pegged jointed crucks [Fig.39]. It has been argued that this, along with the use of cob in the kitchen wing, is an indicator of an earlier date, but the use of cob and the roof construction is more likely to be an expression of a lower-status range which was not designed for attics. The jointing of the roof, is in fact very much up-to-date using dovetail-shaped lap-jointed collars. This was to become by far the most common form of collar joint from c.1600-1680 in Devon with the Walronds and the other Cullompton houses mentioned above using rod-and-daub infill, providing the earliest known examples of the use of this technique in the county. Interestingly this is a revived medieval form developed in Cornwall in the mid 16th Century, and taken up by Devon carpenters probably first here in Cullompton after the town fire of 1602.

The interior finish of the Walronds is exceptional. It employs examples of crafts from a period when Devon was prospering from the profits of a burgeoning wool-export trade. These crafts, notably joinery and ornamental plasterwork, flourished and created their own regional style and achieved as fine a quality as anywhere outside London. Exeter was an important centre for the production of fine oak joinery in the second half of the 16th Century and first half of the 17th Century producing ornamental furniture and panelling. There is some good quality 1605 work in the Walronds, including the panelled bench back at the north end of the hall. The carved oak arch to the porch into the State or Great Chamber is a fine piece of early 17th-century Mannerist carving [Fig.40]. The panelling in the parlour is multi-phase, the earliest being c.1660. The frieze and overmantel feature attractive and unusual geometric designs of inlaid marquetry supposedly using holly and bog oak [Fig.41]. Unfortunately most of this is covered with Victorian varnish. Some of the panelling is grained: this may be early 18th Century [Fig.42].

Devon is probably the richest county in England for 16th and 17th-century ornamental





Figs. 27, 28. The hall fireplace shown in a photograph of the 1960s and the rear lateral chimney stack serving it in a photograph of c.1970. The shaft of the stack has been dismantled since for safety reasons.



Fig. 29. The c.1605 panelling on the N wall of the hall. The top three tiers and the pilasters are original and this would have been the backdrop to the early 17th-century hall table and bench.



Fig. 30. The parlour with its c.1605 ceiling and chimney-piece. The panelling is later, c.1660s and has been heavily repaired.



Fig. 31. The main stair is c.1720, replacing an earlier stair on the same site.



Fig. 32. The parlour chamber is a high status room, designed for both comfort and to impress with a c.1605 fireplace and ornamental plaster ceiling.



Fig. 33. The great chamber is the grandest of the first floor rooms and retains its c.1605 ceiling and fireplace with overmantel.



Fig. 34. The great chamber has it own decorative internal porch, establishing that entrance to this high status room was a formal affair.



Fig. 35. The hall chamber was subdivided into smaller rooms in c.1890 but retains its original c.1605 plaster overmantel. This is simpler than those in the hall and great chamber but has escaped re-colouring in the 20th Century.



Fig. 36. The second floor room in the front south wing. The rafters were originally plastered over, making a pretty white, vaulted room. This may have been a children's room or a housekeeper's room.



Fig. 37. A construction of narrow upended joists provides a good ground for decorated plaster ceilings.



Fig. 38. One of the oak plank and muntin screens lining the cross passage. This is largely c.1605 but with c.1890 repair.



Fig. 39. The jointed cruck roof construction over the service room in the rear left (SW) wing. The carpentry joints used are consistent with a c.1605 date.



Fig. 40. Detail of the carving on the porch to the great chamber.



Fig. 41. The c.1660 marquetry frieze in the parlour



Fig. 42. Grained panelling in the parlour. The graining may be 18th-century.

plasterwork, both for the numbers of examples which survive and the social spread they cover. The art was introduced to England by Henry VIII in the 1540s when he imported Italian stuccatori to decorate his new palace at Nonsuch. From here it spread to the gentry, quickly followed by urban merchants. Devon and Somerset have early examples from the 1550s and 1560s from both classes. From the beginning the craft was adapted to the vernacular tradition using lime plaster instead of Plaster of Paris. By the 1570s a base coat of haired mud plaster was employed and used to create the pattern of intersecting moulded ribs. These were then given a thin skim of lime plaster and cast ornament was applied in lime plaster.

The Walronds ornamental plasterwork ceilings are restrained [Figs.43-46] and avoid the excessive Jacobean ornamentation of some contemporary ceilings. There are three superior ornamental plaster overmantels combining cast elements with a large amount of hand-wrought modelling. The overmantel strapwork cartouches and their ornamentation were derived from Italian Renaissance sources which were engraved and disseminated from the Low Countries in the late 16th Century. The precise detail of the cast motifs in the Walronds' ceilings and overmantels links the plasterwork to other examples in the gentry houses of east Devon, such as Holcombe Court in Holcombe Rogus (probably 1591) and Widworthy Barton, Widworthy (1593) [Fig.47]



Fig. 43. The single rib plaster ceiling in the parlour.



Fig. 44. The single rib plaster ceiling in the great chamber in a photograph (top) and a survey drawing for Benjamin and Beauchamp.



Fig. 45. A cast plaster detail, a minature boss, in the great chamber ceiling.



Fig. 46. An identical cast plaster detail used in the c.1590s chamber ceiling at Holcombe Court, Holcombe Rogus. This proves that the same workshop of plasterers worked on both buildings.



Fig. 47. Comparison of the motif of the bunch of fruit in the hall overmantel at the Walronds (top) with the same motif on the outer bottom corners at Holcombe Court, Holcombe Rogus (centre) and below the vertical scrolls at Widworthy Barton, Widworthy, dated 1591.

and, in west Somerset, Poundisford Lodge (1590).

After Construction

Documentation indicates that after the Walronds was completed in c.1605, it was not the preferred home of John Peter, or any of his children by Emmeline. He described himself as 'of Compton' in his will[17] and was buried at Marldon church, near Compton, with Emmeline. He died in 1626 leaving 20s each to the poor of Marldon and Cullompton. He bequethed his lands in Ashburton, Harberton and Luscombe to his daughters, all unmarried at his death. His second wife (he had re-married a south Devon widow in 1615 and there is no record of any surviving children from this marriage) was to have his best silver bowl. This was a modest bequest, but she may have been provided for by her previous husband. John Peter's son and heir, Abraham, born in 1597 and 30 years old when his father died, was left the residue of his estate, his lands in Cullompton and Burlescombe and the furniture in his 'mansion house at Cullompton'. He also left a 'Henry Parris', presumably a relative on his first wife's side and perhaps his co-occupier at Venn, also in Cullompton, a rent of 20 marks out of land.

In 1629 Abraham Peter married Christian Lee, a widow, at Berry Pomeroy in south Devon. They had two sons, William and John, and a daughter, Alice. Like his father, Abraham described himself as 'of Compton', not Cullompton[18] and was buried at Marldon on 24 September 1632, aged 36 and only six years after the death of his father.[19]

An unusually exquisite map of 1633, made to show the lands of Sir William Courten, knight, of London, in Cullompton shows land identified as owned by 'Mrs Peters' [sic] east of the church, presumably Abraham's widow, Christian. Some unmapped land, SE of the town, shown owned by the heirs of 'Mr Peters', presumably Abraham's children [Fig.48a].

The rendition of the Walronds on the map is particularly interesting. It is shown, with the same U-plan plus rear wing that survives today. Its roof is shown blue, all other buildings in the town, except the church, are shown with red roofs.[20] This might be taken to identify it as the only slate-roofed house in a thatched town, a sign that John Peter was wealthy enough to import south Devon, or Cornish slate into Cullompton. However, it is unlikely that the Manor House was thatched and the blue roof may simply be designed to identify the Walronds as the most superior house in town [Fig.48b]. The map does not show the full extent of the Walronds' burgage plot, but orchards are indicated behind the house, including one orchard compartment that extends to the road to Tiverton, rear of the two adjacent houses to north. A wall is shown across the front courtyard. The former existence of a wall here can be proved by observation of the inner corners of the ends of the wings of the house The map is defective in not showing the correct number of buildings between the Walronds and the road to Tiverton [Fig.48c]. The arrangement of orchards behind the Walronds, shown extending to Tiverton Lane may also be unreliable. In the context of locating the fire of 1602, it is interesting that the map shows a large gap in the buildings on the west side of Fore Street, a couple of plots south of the Walronds. This is very surprising in a prime location in the town and it is tempting to think that there had been a delay in rebuilding here after the fire.

Abraham Peter accumulated £1,500 of debt in his lifetime, as we know from chancery proceedings of 1635.[21] As June Severn suggests, perhaps the family had simply invested too much in building and an overplus of daughters in previous generations



Fig. 48a. Extract from the 1633 map of Cullompton (south at the top) showing, centre top, unmapped land owned by 'The Heyers of Mr Peters' and, rear of the church land (and possibly property) owned by 'Mrs Peters'. Held by the Somerset RO, DD/WY/D/C306DEV/11, reproduced by permission of the Trustees of the Orchard Wyndham Estate.



Fig. 48b. An extract from the 1633 map of Cullompton, blown up to show the church and the Walronds as the only buildings depicted with blue roofs. The market shambles can be seen in the centre of the street above (south of) the Walronds. Map held by the Somerset RO, DD/WY/C306/DEV/11 and reproduced by permission of the Trustees of the Orchard Wyndham Estate.



Fig. 48c. In detail the map shows an interesting gap in the Fore Street building line above (south of) the Walronds. This is a surprise in the centre of an historic town and may be a gap left after the 1602 fire. The map is not reliable on detail: the Manor House is shown too small and there is a building missing between it and the Walronds. Somerset RO, DD/WY/C306/DEV/11. Reproduced by permission of the Trustees of the Orchard Wyndham Estate.

may have drained the family resources in dowries. Abraham's will specified that various bequests made by his father, six years previously, and unpaid, should be paid, perhaps implying that the family fortune had disappeared in his father's lifetime. Abraham's own choice of wife, Christian, the daughter of a money-lender and the widow of a Totnes merchant, Richard Lee,[22] may not have been as financially astute as his father's. At his death, Abraham had two 'capital' mansions, the Walronds and another at Dolbeare. The Walronds was presumably the focus for Peter landholdings in Cullompton and their house at Dolbeare, perhaps the focus of their land and quarrying interests in Ashburton.

Peter family business emerged in court again in 1640, the year after Abraham's surviving son and heir, John, died a minor in the King's custody. There was an Inquisition Post Mortem on John, to establish his estate. This lists his father's property, which included 10 messuages and extensive land in Cullompton parish, in addition to his capital messuage in the town, and land in the South Hams: Marldon, Luscombe, Harberton and at Ashburton and the capital messuage in Dolbeare. It is odd that no capital messuage at Compton is mentioned. The IPM established that Abraham's daughter, Alice, aged 7 when her brother died, would be Abraham's heir.[23] Inexplicably, Abraham's window, Christian was still preoccupied with the administration of her dead son's estate in 1653, 13 years after his death: perhaps this was related to family debt. We do not know when Christian died, perhaps before 1671.[24]

Abraham and Christian's daughter, Alice, married Thomas Southcott of Buckland -Tout-Saints. [25] His will of 1664 refers to lands he had acquired in Cullompton through his

wife, presumably as part of her marriage settlement. He mentions his mother-in-law and his wife, giving a glimpse of her pride in her family.
'Whereas my wife's predecessors purchased divers lands and tenements in Cullompton for 3000 years and by deed dated 2 Decr. 22 Q. Elizabeth: [1579]; which deed is yet in the hands of my mother Peter and by some other deeds whose dates I know not bought in the fee of the greatest part of sd. lands, I for the protection of my heirs declare that my wife and I have levied a fine of all the lands that descended to her from her ancestors and my mother-in-law Peter by deed dated 31 May 1654, she being exx. to Abraham Peter Esqre, decd. released and made over to me all her right in sd. lands and therefore they are to pass in same way as the inheritance of lands I had by my sd. wife by a deed dated 2 June 1654.' [26]

This is the last reference Keystone has found to date that probably relates to the Walronds proerty and the Peter family.

At some point the Walronds was sold to Sir William Portman and described by June Severn as becoming 'an obscure item on the Portman rent roll'. Keystone has not been able to find any documentation that links the Portmans with the house before the late 18th Century. In the Somerset Record Office a Portman rent roll of 1742 covering Cullompton properties makes no mention of a building that can be identified as the Walronds although the house may have been called something completely different at this date. [27] June Severn, however, reckoned that Sir William Portman leased it out to a branch of the Walrond family for about a century, beginning about 1660, with, by 1690, the tenant being Henry Walrond of Bradfield.[28]

2.3.2 – The Walrond Family, c.1660?-c.1760? and some of their tenants: the house divided

The period during which the Walrond family were associated with the house is the least well-understood, with the period c.1671-1724 a documentary blank. Keystone has been unable to substantiate June Severn's research, which identified a Henry Walrond paying on the house in the church rates in the late 17th Century and refers to a record of Walronds paying the hearth tax of 1660. The church rates for Cullompton are very patchy, and do not name buildings. The original of the 1674 hearth tax return for Cullompton, transcribed and published by Stoate, is a damaged document. It does not name properties and while a John Walrond is recorded paying on five hearths (which would not be enough for the Walronds, unless the house was divided), this tax does not name properties. There is no doubt that the Walrond family were leasehold owners for a long period in the 18th Century and the house had acquired the name 'Edmund Walrond's house' by the late 18th Century. The panelling in the parlour shows that the house had superior occupants or owners in c.1660, the approximate date of the marquetry frieze.

The Walrond family were widespread in Devon. Edmund Walrond was the third son of Henry Walrond, 1662-1724, himself the younger son of William Walrond of Bradfield, the principal family seat, in Uffculme [Fig.49]. Edmund's position in the family (along with that of his father) means that he is omitted in the standard published pedigrees of the family (primarily interested in eldest sons) and has to be gathered from other documentation. An Edmund Walrond is recorded marrying Thomasine, widow of John Yeates of Silverton, in 1716. The most distinctive upgrading of the Walronds after 1605, apart from the parlour panelling, is the rebuilding of the main (north end) staircase, provided with a handrail supported on twisted balusters and panelled wainscoting. This compares with the new stair dated 1718 in the nearby Manor House

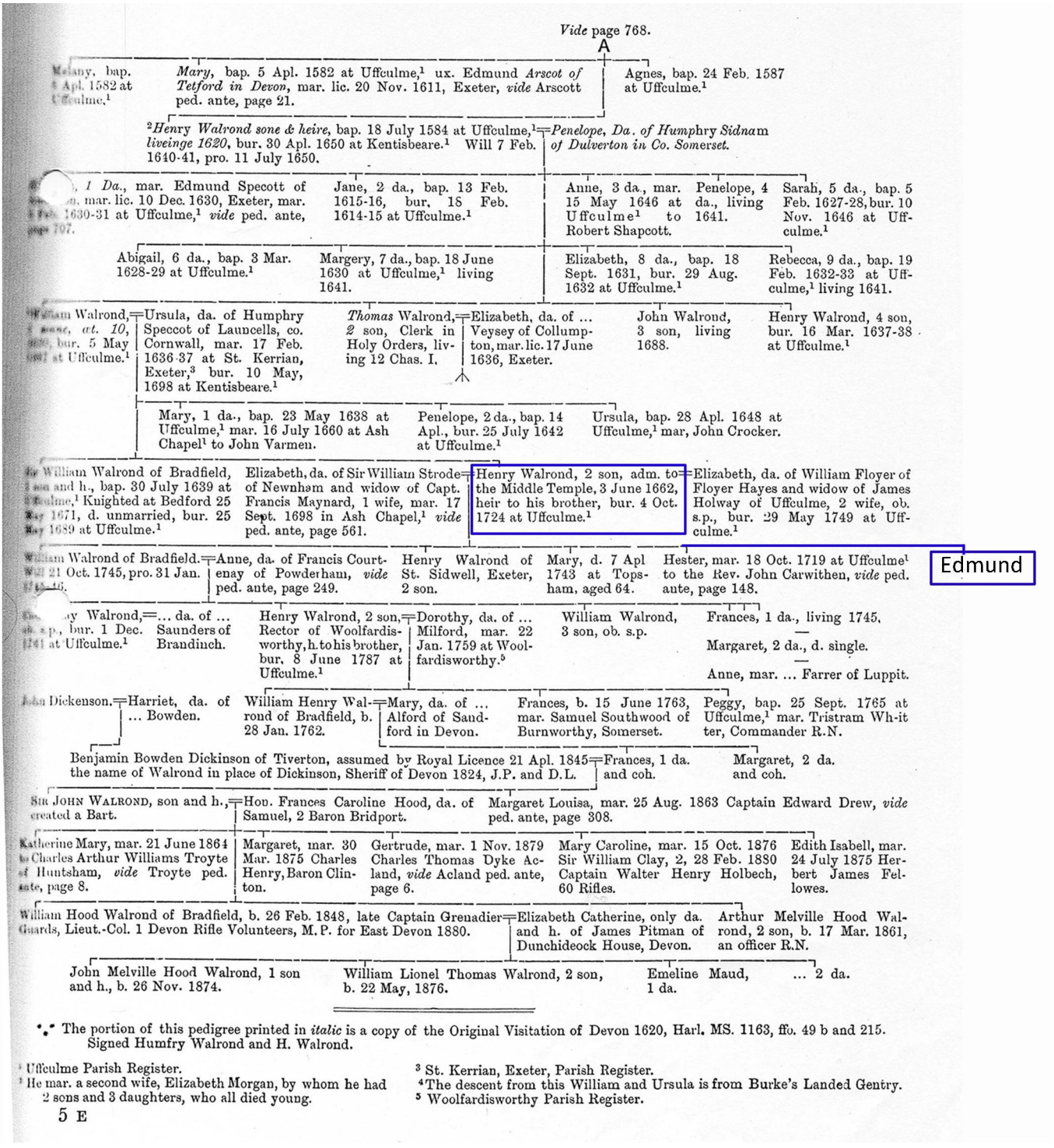


Fig. 49. The relationship of Edmund Walrond to the Bradfield branch of the Walrond family. Edmund's involvement (probably as a tenant on a long, three-life lease) with the house gave it the name it has today.

and was fashionable joinery of the date. It is possible, though not proven, that windows were inserted on the ground floor of the street elevation of the wings at about the same time, perhap when the parlour and other panelling was grained in imitation of walnut. It is tempting to wonder whether Edmund's marriage may have given him the funds to make improvements, though this is completely unproven. The attachment of his name to the house strongly suggests that he lived at the Walronds, although this has not been proven from documentation. His marriage settlement with Thomasine brought him Hayne, a substantial house in Silverton.[29] Edmund's father, Henry, died in 1724 and he left Edmund his house in Cullompton, with the orchard and two fields belonging.[30] The lack of reference in the will to the house being leasehold does not mean that it was not. Long leases, particularly the three-life lease, provided a sense of ownership and responsibility that was very close to the modern freehold. Edmund Walrond 'of Silverton', gent., is very likely the same man, assuming his first wife had died, recorded marrying Elizabeth Ham of Tiverton in 1730.[31]

The house Edmund's father left him in Cullompton can be identified with confidence as the Walronds. On 28th February 1739 Edmund rented part of it for 7 years at a rent of £11 10s to James Smith of Cullompton, yeoman.[32] The tenure of a John Smith, probably a successor of James, was remembered in an abstract of title as late as 1954. By 1739 the house was divided into two. The rental agreement describes:

'...part of a messuage and tenement in Fore Street, that is that part on the north side of the entry, containing one Great Hall and one parlour with the chambers over the same, one chamber adjoining to the hall chamber and the cockloft over the same the wall garden the orchard the stable the pound house the cyder press and engine therto belonging also the use of the furnace now in the possession of John Fowler sergemaker occupier of the south part of the sd dwelling house when John Fowler or his assigns do not use it. All aforesaid premises being now in the use and occupation of William Bidwill with all ways paths passages waters watercourses to N of the messuage excepting to EW [Edmund Walrond's] trees.'[33]

It seems likely that the cross passage functioned as a common entrance.

There are two 'John' Fowlers listed in Cullompton in a directory published in 1794.[34] These may be the children or grandchildren of the John Fowler installed in the south half of the house in 1739, perhaps following traditional family occupations. Their occupations were 'serge maker' and 'dyer and maltster' (perhaps explaining the furnace). William Bidwill, the tenant preceding James Smith, was also a Cullompton serge maker and a member of the Society of Friends.[35]

2.3.3 – James and Amy Huish c.1779-c.1800 and sale to Robert Baker

Before 1779 the Walronds had been acquired by James Huish, described both as proprietor of 'Edmd Walrond's house' and its occupier in the Land Tax Assessments. The house is distinguished in the assessment from a separate taxable unit 'Walronds Ground'. This is sometimes shown in separate occupation from the house in the assessments. Presumably it was part of the burgage plot, perhaps the orchard. James Huish was buried at Cullompton in 1784 and his wife Amy is shown as both proprietor and occupier of the house in the Assessments 1786-1800. We do not know whether the Huish couple lived in the whole of the house, or whether it was still divided. In 1785, old title deeds (not seen by Keystone, but notes on them made by June Severn survive) include a reference to an indenture between Robert Baker and Henry William Portman of Bryanston, price £800. This seems to be the date at which the Portman family, who seem to have been entirely remote in the history of the house as distant landlords of sub-letting tenants, finally sold it and presumably as a whole, if it were still divided at that date. During the Huish occupancy, the Land Tax Assessments may simply have failed to

pick up a sale irrelevant to the payment of the tax and identified James and Amy as the proprietors.

By 1803 the Land Tax Assessments give Robert Baker as the proprietor and occupier of 'Edmd Walronds House'. The Bakers had been substantial landholders in Cullompton since 1711. June Severn and her aunt identified the initials RB and HBB scratched on window mullions in the attic (these have not yet been rediscovered) and reckoned from this that Robert Baker and his son, Henry Blackmore Baker, did live in the house at one time (though RB could refer to Robert Baker's son of the same name, Henry's younger brother). If this is correct, he had moved out by 1805 when the Reverend John Sydenham is given as the occupier of Edmund Walrond's house. There was a family connection between landlord and tenant; they had each married daughters of John Crosse of Knowle, in Cullompton. We assume that Baker re-united the separate parts of the house, if this had not occurred earlier, as the Sydenham household came to be a large one, with family graffiti found in the south half by June Severn and her aunt.

2.3.4 – The Sydenham Family: holy orders and shortage of funds

Three generations of the Sydenhams, all headed up by gentlemen in holy orders, lived at the Walronds [Fig.50]. To date there is no evidence of radical changes to the house that can be attributed to them, but superficial changes may have been reversed by Frederic Burrow, owner from 1890-1907, who 're-Tudored' the building. They may not have had the funds to thoroughly upgrade the house, the first two leaving optimistic bequests that could not be fulfilled because there was simply not enough money to pay for them.

The Reverend John Sydenham

The Reverend John Sydenham first rented [Fig.51], certainly from 1805, and eventually bought the house from Robert Baker's son, Henry Blackmore Baker, in 1824. This sale was made nine years after Henry Blackmore was the subject, or perhaps victim, of a major lunacy case, which was the talk of the county, when his brother and sister tried to have him deemed a lunatic. Each side called a vast number of witnesses and a newspaper account of the conclusion of the trial claimed that it had attracted an audience of all the most fashionable people in Exeter and the county.[37]

The Reverend John Sydenham, who lived at the Walronds until his death in 1827 was a member of a family with numerous branches. The Sydenhams are recorded in Cullompton back into the 16th Century. He is described in a privately-published family history as being descended from the Skilgate (Dorset) branch of the family. The source of June Severn's information that he was descended from a Barnstaple bookseller has not been re-discovered by Keystone. He evidently functioned as a curate at Cullompton parish church: he certainly conducted a wedding there in 1811.[38] He had an overplus of daughters, three living at home, unmarried. His only son, John Philip, was educated at Tiverton, presumably at the fine school there established in 1603 by the clothier and merchant, John Blundell, and then at Exeter College, Oxford. June Severn's notes on old title deeds records that when he died his three daughters, Frances, Margaret and Mary revoked their claim to £2,000 each and his son, John Philip Sydenham, borrowed £500. This has been interpreted as his estate having insufficient funds to honour bequests.

The Sydenham Sisters: a Household of Women? c.1827-c.1844

After John Sydenham's death, the next record we have of occupiers of the Walronds is from the Census Returns of 1841. At this date the apportionment accompanying the tithe map gives Frances Sydenham, the Reverend John Sydenham's oldest daughter, as the

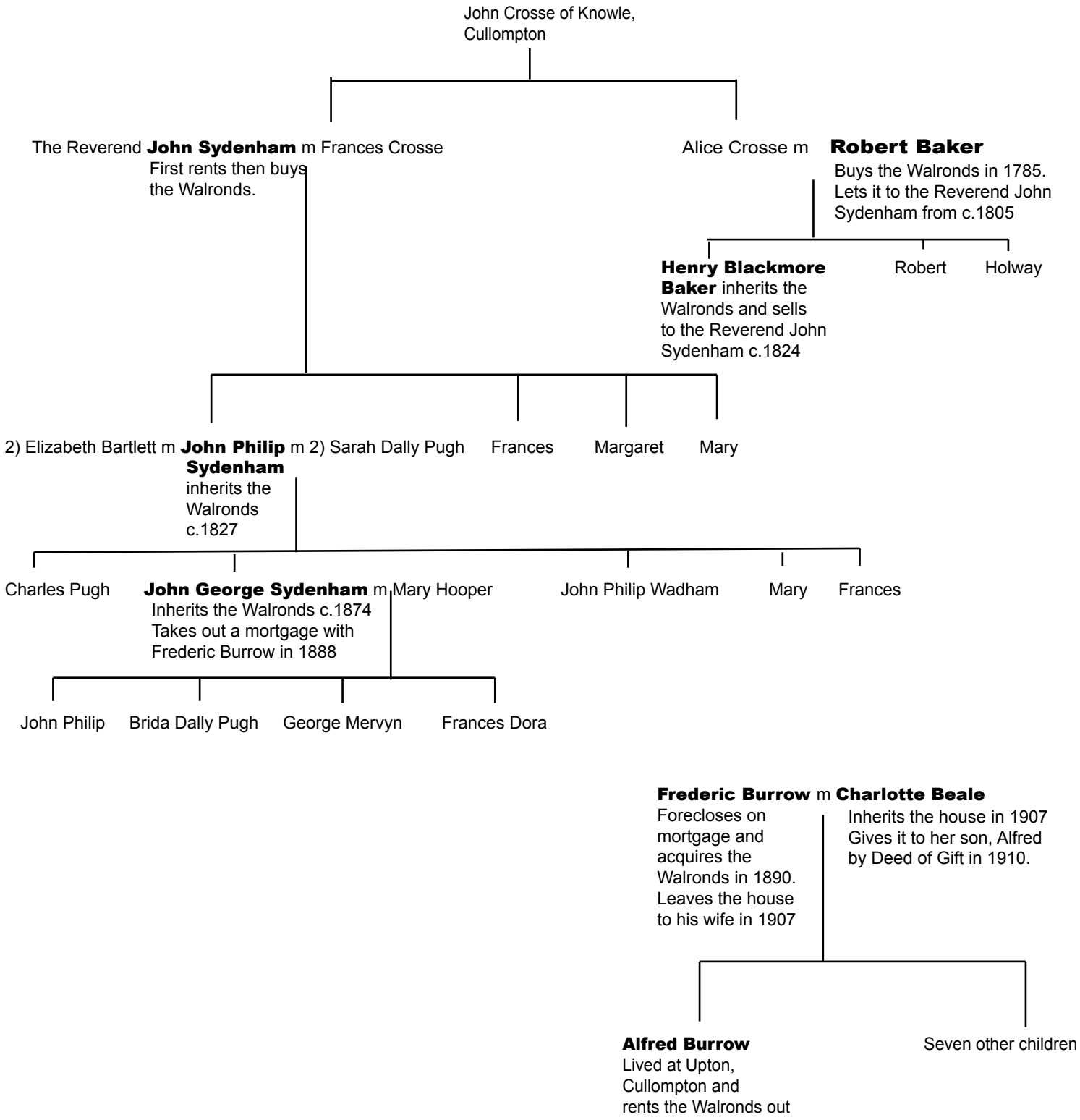
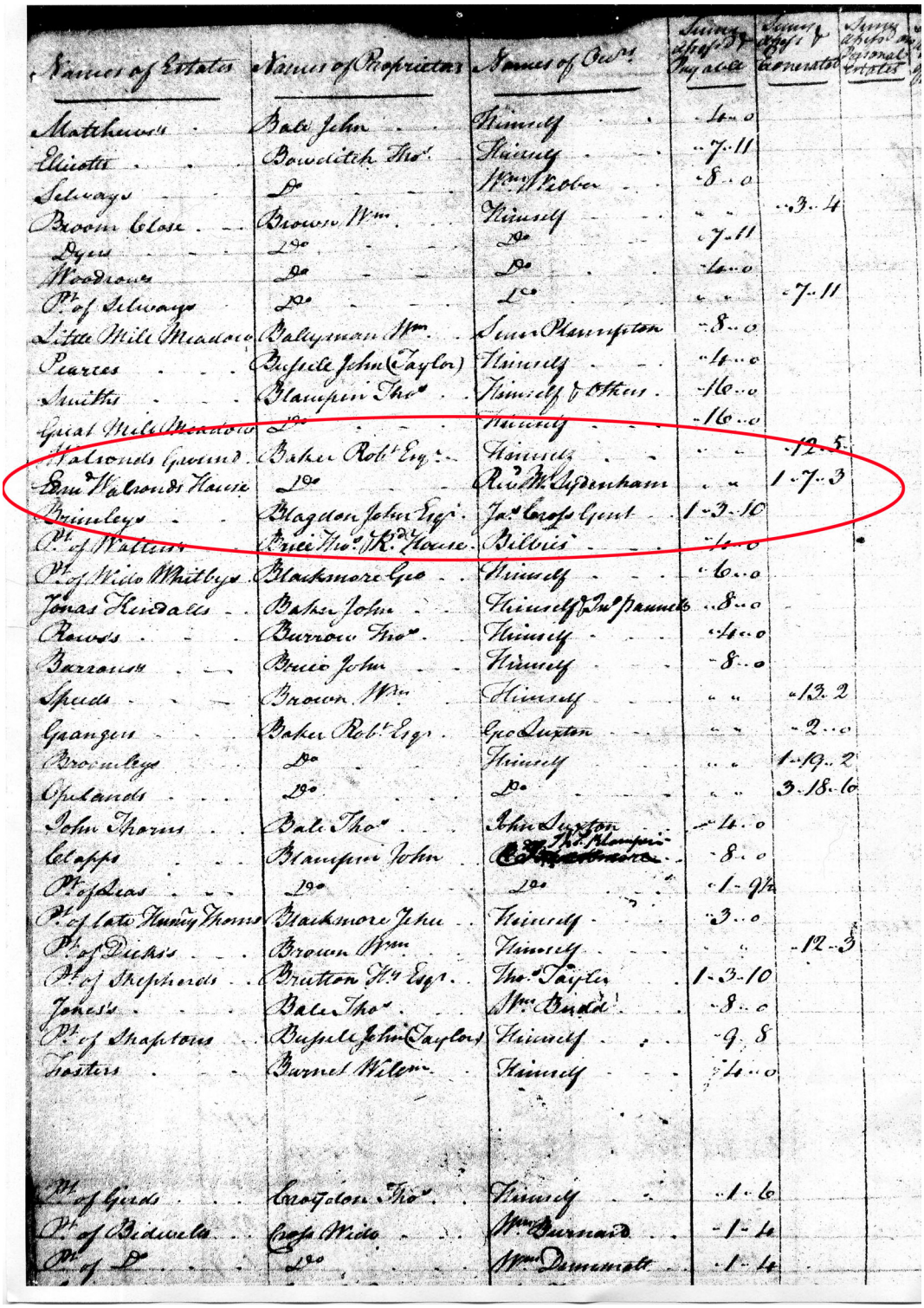


Fig. 50. Relationships between owners of the Walronds from 1785 to 1910. Owners of the house are shown in bold type.



Names of Estates	Names of Proprietors	Names of Occ.rs	Land Tax 1815	Assessed Taxes	Land Tax Returns for Regional Estates
Matthews	Bale John	Kinsey	4 0		
Elliotts	Bowditch Tho.s	Kinsey	7 11		
Selways	Do	Wm Webber	8 0		
Broom Close	Brown Wm	Kinsey		3 4	
Dyes	Do	Do	7 11		
Woodrows	Do	Do	4 0		
Pt of Selways	Do	Do		7 11	
Little Mill Meadow	Baileyman Wm	Jenn Plampton	8 0		
Pearces	Bufield John (Taylor)	Kinsey	4 0		
Smiths	Blampin Tho.s	Kinsey & Others	16 0		
Great Mill Meadow	Do	Kinsey	16 0		
Walronds Ground	Baker Rob.t Esq.r	Kinsey		12 5	
Edm.d Walronds House	Do	Revd Mr Sydenham		1 7 3	
Brimleys	Blagdon John Esq.r	Ja.s Cross Gent	1 3 10		
Pt of Watsons	Bruce Tho.s R.d House	Bibbis	4 0		
Pt of Mills Whitleys	Blackmore Geo	Kinsey	6 0		
Jonas Kendalls	Baker John	Kinsey & Dr Spranks	8 0		
Rawes	Burrow Tho.s	Kinsey	4 0		
Barrows	Bruce John	Kinsey	8 0		
Speeds	Brown Wm	Kinsey		13 2	
Granges	Baker Rob.t Esq.r	Geo Sexton		2 0	
Bromleys	Do	Kinsey		1 19 2	
Opslands	Do	Do		3 18 6	
John Thorns	Bale Tho.s	John Sexton	4 0		
Clapps	Blampin John	Tho.s Blampin Edm.d Blackmore	8 0		
Pt of Peas	Do	Do	1 9½		
Pt of late Kinsey Thorns	Blackmore John	Kinsey	3 0		
Pt of Peas	Brown Wm	Kinsey		12 3	
Pt of Shepherds	Bruton Wm Esq.r	Tho.s Taylor	1 3 10		
Jones	Bale Tho.s	Wm Budd	8 0		
Pt of Shapton	Bufield John Taylor	Kinsey	9 8		
Sosters	Barnes Wiliam	Kinsey	4 0		
Pt of Yards	Croydon Tho.s	Kinsey	1 6		
Pt of Bidwells	Cross Wido	Wm Barnard	1 4		
Pt of Do	Do	Wm Dunnicott	1 4		

Fig. 51. The Land Tax Assessments for 1815. The Reverend John Sydenham is shown occupying 'Edm. Walronds House', which was owned by Robert Baker Esq. 'Walronds Ground' has a separate entry - it seems likely that it was the T-shaped orchard at the W end of the burgage plot. It was not occupied by Sydenham but by the landlord. Devon RO, reproduced with permission.

occupier, mysteriously along with a William 'Petre' (who might have been the 'occupier' of the orchard?). Jane Sydenham, (unidentified in any other records, to date) is given as the landowner.[39] The tithe map of 1841 clearly shows the burgage plots on the west side of Fore Street [Fig.52].

Frances was living elsewhere, or, more likely, simply not at home on census day in 1841, but her two sisters, Margaret and Mary, were. They both described themselves as 'Independent'. There were three female household servants. John Philip, their brother, was not living at the Walronds. He had married Sarah Dally in 1832, the only daughter and heiress of John Pugh of Thorverton and by 1842 was living at Bickleigh, between Exeter and Tiverton.[40] Sarah Dally died in 1844.

John Philip Sydenham: the Walronds' household c.1844-1874

By 1851, widowed and with a seven-year-old son, Philip, John Philip had joined his unmarried sisters and moved into the Walronds. He was 47 and a county magistrate, without a church appointment. The household also included one man servant and three women household servants. The only sister with an occupation was Frances, the eldest, aged 54 who was described as 'house [presumably housekeeper is meant] of railway paymaster' in the Census Returns. In 1855 John Philip became rector of Willand.

John Philip was preoccupied with things antiquarian, and with his own status. In 1836 he produced a (doubtful, according to June Severn) 7-sheet pedigree of his family entitled *The Genealogy of the ancient and distinguished family of Sydenham and the Descent of the Reverend John Philip Sydenham M.A. through various illustrious lines from the Blood Royal of England and the several Armorial Quarterings to which he is legally entitled. Collected from the Records of the College of Arms, London.* The antiquity of the Walronds, and its visible association with families who bore arms, would have suited him well. More detailed examination of the painted shields, disguised by later finishes, in the hall, might attribute them to John Philip. He was knowledgeable about the history of Cullompton and very willing to show historians the original 1356 document, which his family had acquired, in which the Abbot of Buckland gave the watercourse to Cullompton town. He contributed historical information about the history of Cullompton's market to T Murray Foster, the town's historian, in 1862.[41]

June Severn records that in 1860 John Philip raised money on a mortgage.[42] This was after his second marriage, in 1859, to Mary Elizabeth, widow of Edward Bartlet. By 1861, perhaps as a result of the mortgage, or his second marriage, the family had not only a cook, a housemaid and a groom (confirming that there were still stables at the Walronds, as one would expect), but a 'page', or uniformed footboy. While this is a degree of household servant listed in Mrs Beeton's *Book of Household Management*, published in the same year, this style of servant was more likely to be found in larger households and does suggest that the Sydenhams were punching above their social weight. By 1871 the household had reduced to John Philip and his wife and three household servants.

John George Sydenham and his family, 1874-1890

John Philip died in 1874. His attempt to provide for his widow by allowing her use of the house for her lifetime, and the legacy bequeathed to his son, failed, as there were insufficient funds in his estate for either. June Severn records that the old title deeds (not seen by Keystone) cite a deed poll of 26th November 1874, by which his widow renounced her rights. The Walronds seemed destined to be sold out of Sydenham hands, but John Philip had another son, John George. According to June Severn, he had



Fig. 52. There are two 1841 tithe maps for Cullompton: one of the parish shows the whole town, reproduced above with the Walronds picked out in red. The town water supply can be seen arriving in the town from the NW. Devon RO, reproduced with permission.

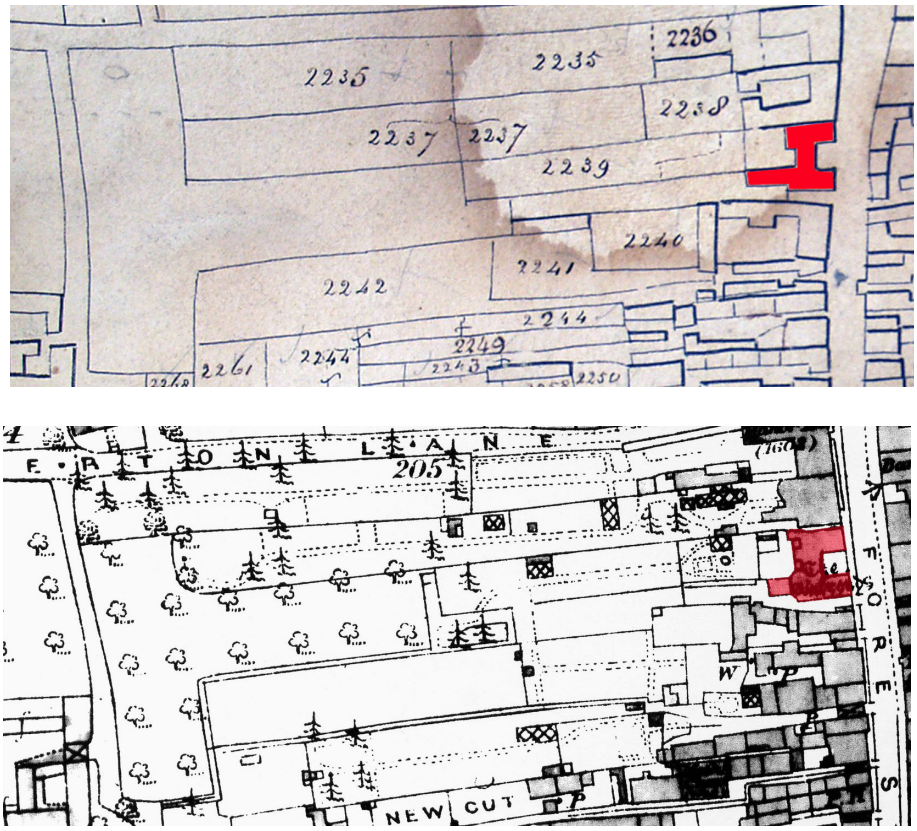


Fig. 53. The large-scale tithe map of 1841 (top) compared with the 1889 OS map (below). Between 1841 and 1889 a portion of the T-shaped orchard is sold off to the Manor House. The W wall of the existing walled garden arrives between 1841 and 1889 although the 1889 map shows this space divided between what was probably a rear courtyard and a more ornamental space to W, with a central feature and a glass house.

been disinherited by his father (Keystone has not found the source for this). He had followed his grandfather and father into holy orders and was on his third curacy, at Maulden in Bedfordshire, since receiving his M.A. in 1861. John George bought the Walronds for £1,500 (presumably from the executors of his father's estate) including an 'extra garden', subject to the life interest of his two surviving aunts, Margaret and Mary, and returned to Devon with his wife and young family of four children.[43]

A notebook belonging to Miss Yeoman records that she and June Severn found some charming graffiti on the first floor of the rear wing (Craft Cottage) when they stripped off the wallpaper and plaster in about 1962. Children's names and heights had been written on the plaster, in what was plausibly identified as the Sydenham night nursery. The height of Dora Sydenham, then aged six, the youngest child of John George and his wife, was dated 1876 and had 'with boots off' in pencil in a child's hand after the height, written in adult hand.[44]

The third generation of Sydenhams seem to have been no better-off financially than the first two. In 1888 John George borrowed £1,132 against the house from Frederic Burrow, a Cullompton solicitor.[45] Two years later John George died and Burrow

foreclosed on his estate and acquired the Walronds for himself.

Changes to the burgage plot in the Sydenham period

A comparison of the tithe map of 1841 and the 1889 Ordnance survey shows that some changes occurred to the ground behind the house in the Sydenham period. Some caution needs to be exercised here, as the tithe map was not designed to show the same level of detail as the Ordnance Survey [Fig.53]. However, it does seem clear that part of the orchard, at the far end of the plot, was sold off. In 1841 it is shown as a T-shape, one arm of the 'T' extending right down Shortlands Lane to Tiverton Lane. This arm of the 'T' had been truncated by 1889 and appears to have been sold off to the Manor House for an ornamental rear garden there, planted mostly with conifers. The rear wing of the Walronds was also reduced in length between 1841 and 1889. The outer part of this as shown in 1841 may have been stabling and a carriage house, which would square with the 'groom' listed in the 1861 census returns. Alternatively, the stable may have been the long narrow building shown off the S side of the narrow enclosure. This wing was associated with a long narrow enclosure, perhaps for the horse, or horses. In 1841 the portion of garden behind the main block of the house is shown subdivided into three. The OS map is more informative, showing the ground or perhaps courtyard immediately rear of the house separated from an ornamental garden behind. This has paths and a glasshouse. To rear of this the ground was subdivided into a series of plots, the largest, probably a kitchen garden, containing another glass house terminated by a small L-shaped plot containing a pond. This is assumed to have been part of the flow of the town's leat from Shortlands. This map also shows, in double lines, parts of the branches of the town watercourse, running parallel with the burgage plot boundaries. It also shows that a portion of the Sydenham's land extended to the rear, not of the house next door to south (now called the Merchant's House) but behind the next house to south (now No 10, Fore Street). This was probably the 'extra' garden acquired by John George. It remained part of the Walronds property until it was sold away in 1951.

2.3.5 – 1890-1949: The Burrow family and their tenants

Frederic Burrow [Figs.54,55]

Frederic Burrow was a Cullompton solicitor, following his father's profession. In 1870 he purchased a solicitors' business in Cullompton. Everything in print about him illustrates a man determinedly on the social rise. His non-Conformist (Baptist) background may have encouraged his energetic determination to succeed. He worked 12 to 14 hours a day, and for long periods never took a holiday. He was made a magistrate in 1870 and was proud of never having missed a day on the bench and never having had a decision overturned. He was keen to advertise his professional success in the shape of numerous official posts listed in his entries in local directories, which are longer than any others. He was also the clerk to just about every society in Cullompton, including the farmers' club. He was a benefactor to the town, donating Victoria Hall, in Tiverton Road, to Cullompton [Fig.56]. In 1907, the year he died, it must have pleased him to see his entry in J F Snell's *Devonshire*, listed as 'County Gentry'. This was one of several classes of Devon grandees identified in the publication and second only to the top class, the landed gentry. His entry in that publication (undoubtedly based on information he supplied or written by himself) makes much of his having been presented to the Prince and Princess of Wales in 1902.

In 1878/9 Burrow had been living at Queen Square in Cullompton, but by 1889 he gave his address as Fore Street, perhaps in 'Westerns' (now the Merchant's House), the early 17th-century house next door to south of the Walronds, which he acquired some time between 1881 and 1891 and which he perhaps converted from a house to his solicitor's office after

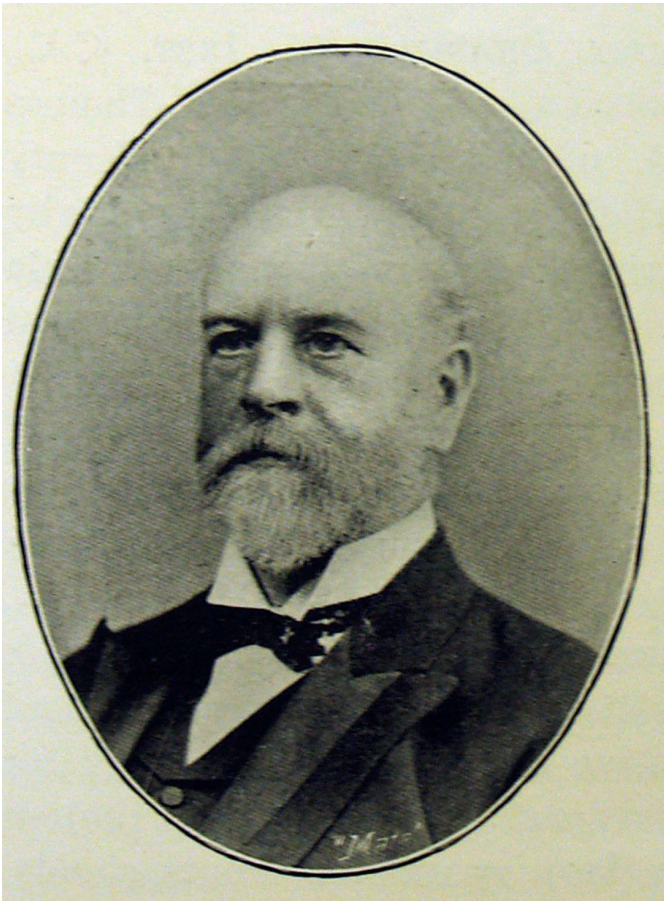


Fig. 55. Frederic Burrow in 1907, the year he died, from J F Snell's *Devonshire* in Mate's County Series,



Fig. 56. Victoria Hall in Tiverton Road, donated to the town by Frederic Burrow.

he bought the Walronds. Some time before 1890 his wife received an inheritance on the death of a relation, the Reverend G H Shield (a relation of Admiral Shield), rector of Holy Trinity, Exeter. This inheritance, along with Burrow's activities in lending money on property which he then acquired by foreclosure, may have contributed to his progress from legal professional to a major landholder in the parish. He was 49 in 1890 when he acquired the Walronds, with its prominent 'old house' frontage. The Merchant's House and the Walronds must have played a major part in establishing his local importance.

Burrow immediately set about restoring the Walronds, spending nearly £1,000, a very substantial sum of money, equivalent to a major church restoration of the period. The work was completed by 1891 as on Census day he was installed, with his wife, a son called Raymund (articled to a solicitor) a daughter, Frances, aged 18, a cook and two servants. Alfred, his eldest son, had also followed his father's profession and by 1893 was a solicitor living at and working from Paradise House in Cullompton.

Burrow was quick to advertise how much money he had spent and the historic importance of his new home. He gave a newspaper interview about the house in 1891 and ensured that lengthy and admiring descriptions of the building were published in local directories. One of his sons made an attractive drawing of the front of the house and the hall overmantel to record his father's ownership [Fig.57]. However, not long after the restoration work, Burrow chose to make London his main home, although he evidently used his Cullompton house from time to time [Fig.58]. The house was empty on Census day, 1901 and by c.1910 it was described as having been empty for 16 years.[46]



Fig. 57. The Walronds in c.1890 after acquisition and repair work by Burrow. The quoins appear to be painted white by this date and this was still visible in places in c.1955. Picture owned by the Cullompton Walronds Preservation Trust.

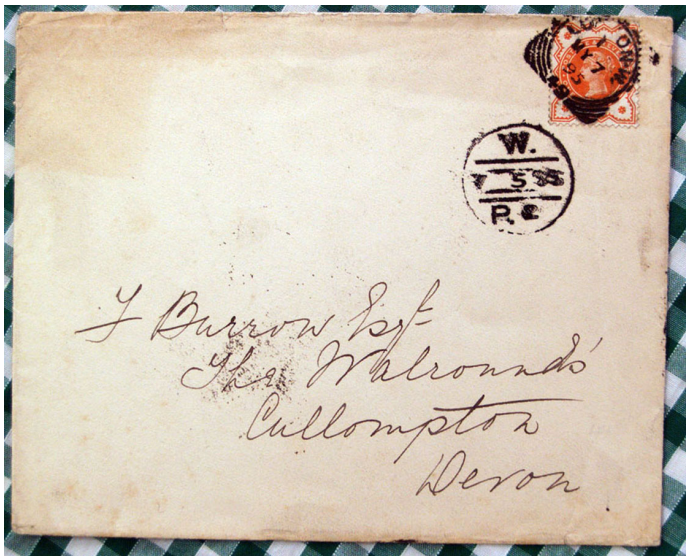






Fig. 58. An envelope showing that Burrow continued to receive post at the Walronds in the 1890s even though he lived in London. Owned by the Cullompton Walronds Preservation Trust.

Fig. 59. The corridor Burrow introduced into the hall chamber, which orignally extended the full width of the centre part of the house.

Fig. 60. One of the doors made for Burrow to match existing c.1605 doors.

Burrow used his retirement for travel. Eventually he moved to Bournemouth, where he died, in 1907, aged 66. His body was brought back by train for a funeral in Cullompton in the non-conformist chapel in the cemetery, led by the Baptist pastor. Although he had not lived permanently in Cullompton for years, his funeral was a major event in the town. The bell of St Andrews was tolled and his oldest tenants carried his coffin. Four sons and two daughters and their husbands followed the coffin in carriages and the funeral procession was joined by many people as it moved through the town. 'Cullomptonians of all shades of religious and political opinions had their blinds drawn on Thursday...while the funeral was taking place'.[47]

Frederic Burrow's changes to the property

Burrow's refurbishment of 1890/91 put the Walronds back into good order and re-arranged it somewhat to conform to contemporary ideas of privacy and comfort. He also chose to re-emphasise the antiquity of the building. His laudable intention was to restore the 1605 house. However, this has created some puzzles for the present programme of structural analysis since it is clear that early 17th-century-style features were recreated. These are now worn with a certain patina of age, with some indeed repaired in the 20th Century.

Some of Burrow's interventions are known from contemporary accounts, others from observation. It is recorded that he re-opened blocked windows on the front of the house and re-planned the first floor, introducing a passage through the rooms there, which had previously opened into one another [Fig.59]. This gave access to bedrooms on the west side of the first floor and a place to hang his pictures. This change involved commissioning new doors carefully made to match the old [Fig.60] and re-siting earlier doorframes. He also added a fireplace to the previously unheated ground floor front room in the south wing of the house [Fig.61]. June Severn and her aunt describe



Fig. 61. The fireplace Burrow added to the front left ground floor room.



Fig. 62. A photograph of c.1900, the windows appear to have been recently painted. The front courtyard is filled with shrubs in tubs. Owned by the Cullompton Walronds Preservation Trust.



Fig. 63. A slightly later photograph, 1920?, judging from the street light design. Owned by the Cullompton Walronds Preservation Trust.

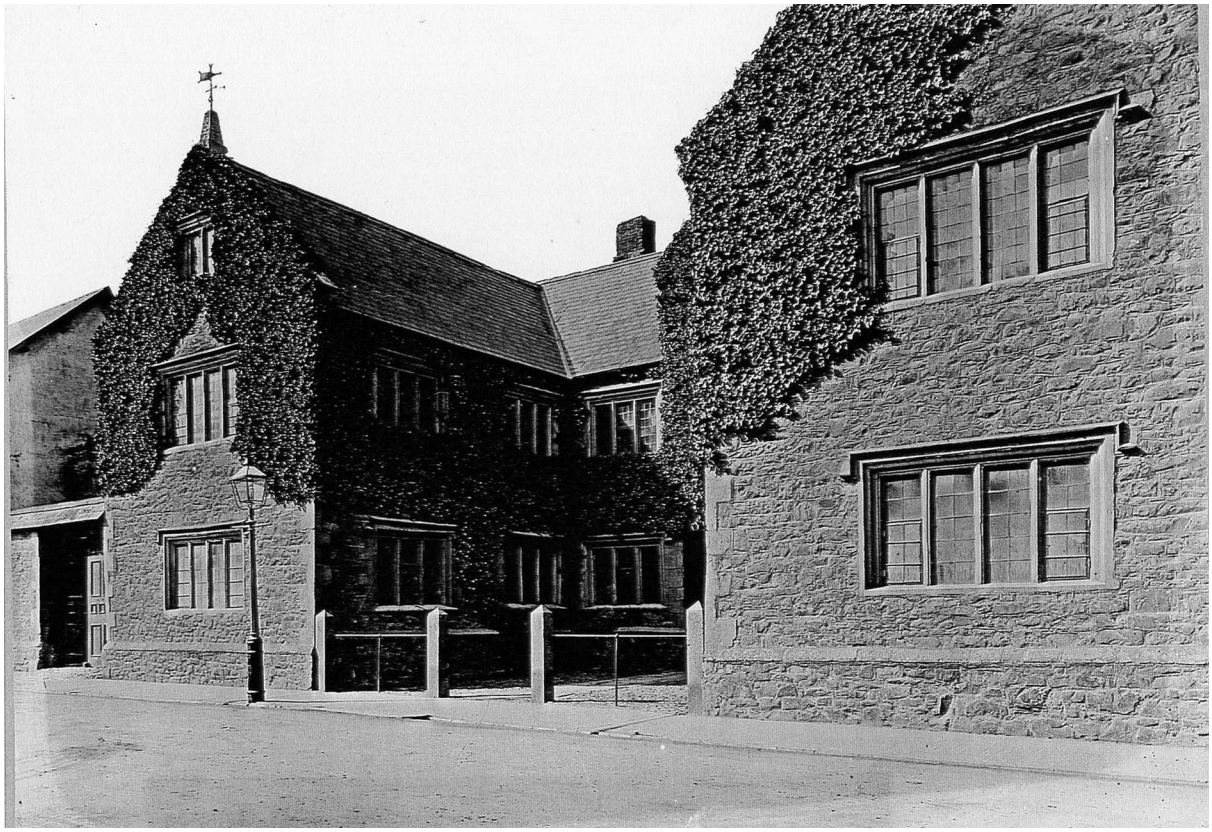


Fig. 64. An undated photograph in the National Monument Record, c.1920s? This shows a panelled door to the carriage entrance to the left (south) of the house. B38/662 English Heritage. NMR, reproduced with permission.

encaustic tiles, not to their taste, in the cross passage. These are more likely to have been introduced by Burrow than the Sydenhams and were replaced before 1969 with re-cycled stone slabs by Miss Yeoman and June Severn. On the basis of observation Burrow re-created part of the south side of the oak cross passage screen. It seems likely that he also varnished and/or stained a good deal of the joinery, to conform to the 'black and white' ideal of an old house, prevalent at the time. On the basis of observation he re-roofed the house, keeping the main trusses and purlins. It seems likely that he also extensively repaired the mullioned windows and he certainly repaired and re-arranged panelling in the parlour.

Burrow not only put the building back into good order, but presented it as a place dignified by a succession of high status owners, himself as their natural heir. He may have been the first individual who wrongly attributed the arms on the drawing room overmantel to the first Baron John Petre of Essex, who he claimed had been the founder of the Walronds in 1605, shortly after having been made a baron in 1603, rather than the lesser branch of the family, spelled Peter, from Compton. It is possible however, that John Philip Sydenham, with his special interest in heraldry and his own importance, was the source of this error.

The purchase of the house gave Burrow an opportunity to contact the then head of the Essex Petre family, a Roman Catholic and chaplain to the Pope, tell him about the house and send him photographs (paid for by Baron Petre) of the exterior and interior of the house. These were taken by a Tiverton photographer and unfortunately have not been found.[48] Three photographs, all probably taken between about 1910 and 1935 show the house after Burrow's work [Figs. 62-64].

The furnishing of the interior in Burrow's time is not described in minute detail in any of the published accounts, but we are fortunate in having some rare information in how it was presented. This reveals Burrow as a man with antiquarian interests, especially when they related to his own status. The dining room must have looked quirky with a pipe organ and a font, rescued when the Reverend Shield had it removed from Holy Trinity, Exeter in about 1860. Shield family portraits were displayed in the dining room. Burrow was a collector. The drawing room (now known as the parlour) was used to display miniatures and paintings which had belonged to the Walrond family, which he had bought at auction, re-creating the family in the house that bore their name. A telling glimpse into his character was a pen and ink sketch of a vase of fruit made by the late Sir John Walrond the last time he sat on the bench at Cullompton Police Court: 'After the magistrates had left Mr. Burrow picked it up and had it framed, and it is now occupying a prominent position among the many interesting things in this interesting room.'[49] The attics, evidently part of the standard 'tour' Burrow gave of his house shortly after it was restored, were used to store books and old legal papers. Some of these were key documents in the history of Cullompton, for example the papers of the Turnpike Trust.[50] Some may have dated to his father's time as a local solicitor, but others were more thrilling and related to trials for murder at the local assizes.



Fig. 65. A comparison of the 1889 and 1903 Ordnance Survey maps shows Frederic Burrow's office extension added to the rear of the house and changes to the gardens. The walled garden rear of the house takes the form it has today after 1889. The T-shaped orchard is reduced in size again. The double lines on the 1889 map are thought to show the course of the town water supply.

Comparison of the 1889 and 1903 Ordnance Survey maps shows that Burrow amended the property boundary of the Walronds [Fig.63]. Another portion of the T-shaped orchard was separated off, perhaps sold to No 4, to the north. June Severn considered that some of the fruit trees growing in the orchard in 1954 had been planted by Burrow, so we have continuous orchard use and maintenance from at least 1724. A portion of land, perhaps the 'extra garden' behind number 10, Fore Street, is also shown separated off from the Walronds plot, but later documentation shows that it remained with the property. Some sort of boundary wall, which had divided the rear courtyard of the house from the back garden beyond, was demolished and a second glasshouse appeared in the section of garden behind this. By 1903, Frederic's new office extension, rear of the service wing, 'Craft Cottage' had been built, with a wall across the carriage entrance where it began, keeping it out of sight from the street.



Fig. 66. Alfred Burrow in a photograph from J F Snell's *Devonshire* Mate's County Series, 1907.

1907-1949

After Frederic died in 1907 the house passed to his wife who passed it on to their son Alfred [Fig.66] by a Deed of Gift in August 1910, along with other property. Alfred was married and living at Upton House in Cullompton. Like his father, he received an entry in Mate's *Devonshire* in 1907, but in the 'professional' section, not county gentry. By 1907 he was a senior partner in Burrow and Miller, Cullompton. He was a Liberal in politics and, like his father, officiated for some years as agent to the Liberal Party. He gave his recreations as shooting and fishing. He had married in 1897, Madeline Barr, daughter of George Edmund Price. After his father's death he never moved back into town, although he continued to work from his office in the Merchant's House. Alfred Burrow is still remembered by some older residents of Cullompton. Muriel Coxhead recollected his sitting by the radio listening to the weekly charity appeals, with his cheque book to hand, and choosing a charity to donate to.

Mrs Burrow is recorded as renovating the Walronds in order to rent it out, presumably



Fig. 67. A manhole cover stamped 'Plumpton' in the walled garden.



Fig. 68. A small photograph of the hall overmantel in the c.1930s, before it was re-coloured, from a publication about the Roman Catholic school in Cullompton.

before 1910.[51] It was first let to Major Holden. The Major left during the First World War and the house was unoccupied again, but still furnished, apparently with an eye to history, in 1919. The Shield portraits had gone (perhaps to Upton) but had been replaced with 'portraits of the Holmden family, formerly seated at Tenchleys in the County of Surrey, including with others of the Tudor period one of Sir Thomas Gresham, and one of Sir Thomas Holmden, who married Beatrix Gresham in AD 1621'. There were also 'a number of fine old portraits of the Holmden family' in the Justice Room and 'many big game specimens'.

By 1923 Commander James Plumpton is listed as living at the Walronds. June Severn noted that he came from a local family of sanitary engineers and Cullompton manhole covers (including some in the garden of the Walronds) are stamped with the family name [Fig.67]. The references to paintings and to the big game specimens had been removed from the description of the Walronds in the local directory, so presumably, this time, the house was let unfurnished. The tradition of showing people round the house, begun in Frederic Burrow's day, was continued, Commander Plumpton showing round a party of the Somerset Archaeological and Natural History Society in 1928.[52]

The Plumptons were Roman Catholic and during their occupancy Mrs Plumpton and her friend, Mrs Elinor Gladys de las Casas, welcomed a group of nuns to the town and established a temporary Roman Catholic church, the first RC church in Cullompton since the Reformation, in the former Burrow office at the back of the house. Mrs de las Casas and her husband, Manuel, funded the Roman Catholic church of St Boniface in the town, opened in 1929. The first nuns left in 1930 but another group, the Sisters of Mercy arrived in 1934 (presumably after the Plumptons has left) and stayed until 1942, renting the Walronds from Alfred Burrow [Fig.68]. They were a teaching and nursing congregation of sisters, established in Dublin in 1831. In the 1930s a group of them were based in Suffolk, at Aldeburgh, under Sister Mary Frances Boulger of Abingdon. Government land requisition along the south coast encouraged them to move to Cullompton and they established a school at Heyford House in the Bull ring in the town centre. They had parlour boarders and several boarding pupils. There are individuals in Cullompton who were taught by the nuns and/or remember their presence in the town with affection. Sister Mary Frances Boulger died in 1942 and the nuns left to join another group of sisters in Weymouth.[53] Muriel Coxhead, who was a pupil at the nuns' school recollected Sister Boulger's body laid out in the Walronds chapel and being required by the nuns to visit this before her funeral.

During the war the house was kept occupied with Alfred's niece, Miss Burrow, and her friend Miss Blake and Miss Blake's father living there. June Severn reports that was to prevent the house being requisitioned for American troops and damaged. American troops installed at the Manor House had insisted on removing the leaded lights from the windows, as they considered they made the house too dark. The garden was worked as a wartime market garden with geese, poultry and bees. Miss Burrow, who was the county bee organiser, looked after the apiary.

In 1949 Alfred Burrow died, leaving the property to his sisters. His last surviving sister left the house to her daughter and she sold it to Mrs Margery Neatby in 1950.

2.3.6 – 1950-2004: The Neatbys, the house sub-divided and the garden reduced

Mr Neatby was an antique dealer (and later curator of Saltram for the National Trust) and found the building a good setting for antiques. At the insistence of Mrs Neatby, who said she was willing to live in an old house only if it had a modern kitchen and bathroom, the

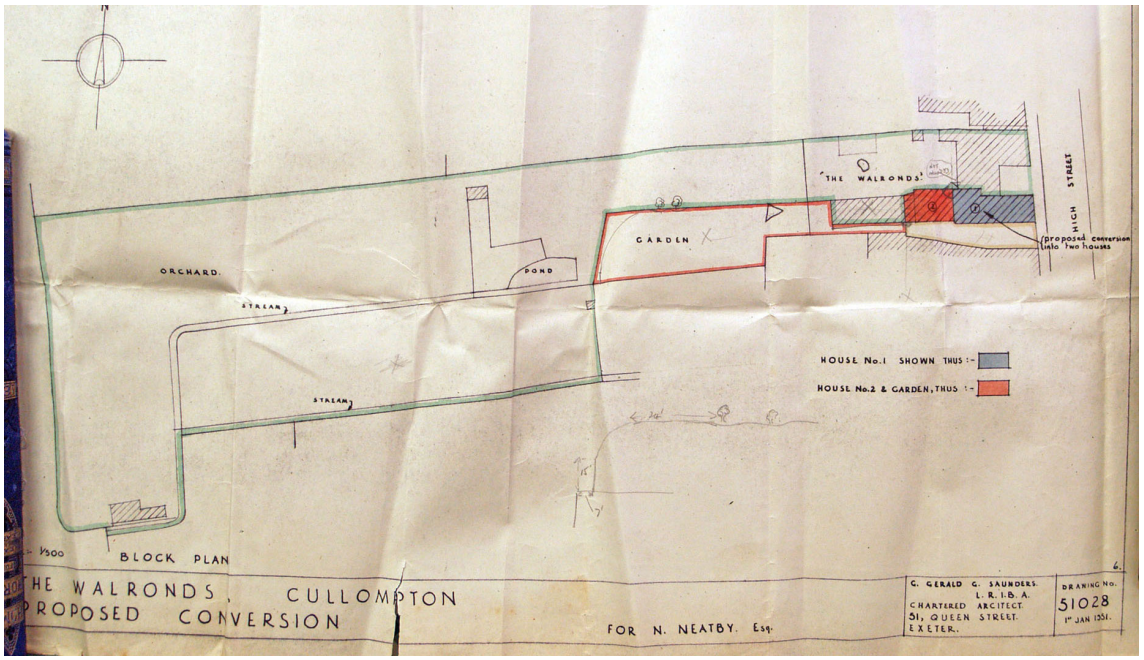


Fig. 69. A 1951 plan for N Neatby to convert the south wing of the house into two separate properties. This was not executed. This plan shows the course of the town water supply which ran down the S boundary of the burgage plot and fed a pond about half way down it. Owned by the Cullompton Walronds Preservation Trust.

Neatbys installed a modern bathroom upstairs, and modern kitchen on the ground floor. He stripped the staircase and began to strip the paint and varnish from the frieze and overmantel in the drawing room, but gave up.

In 1951 Mrs Neatby sold off the 'extra garden' south of the burgage plot and more of the orchard. She had plans to divide the house into three [Fig.69], but in the end divided it into two in 1954 and sold it. In June, she sold the south portion of the Walronds to Mrs Brocklebank and this became number 6a, Fore Street or 'Little Walronds'. Four years later it was sold to Mr and Mrs Borgar.

2.3.7 – Miss I V Yeoman and June Severn

In July, the larger, north portion of the house was sold by Mrs Neatby to Miss Yeoman and her niece, June Severn. Aunt and niece fell in love with the house and did not bother with a survey, confident that the roof was sound and the house showed no sign of being damp. They set about twin campaigns of essential repairs and research on the building's history. The historical research developed into a close relationship with Miss Joan Synar, the first archivist of the Devon Record Office. Their explorations of the house history were outdoor, as well as looking at documents, and they visited Marldon church to see the grave slabs of John Peter and Emmeline (now obscured). Unlike John Philip Sydenham and Frederic Burrow, they were not interested in the house as a route to social betterment and one of their first discoveries was that the attribution of the overmantel arms to Baron John Petre of Essex was an error.

Miss Yeoman and her niece proved remarkable owners of the house. 1950-1980 was a period in which many historic houses suffered from destructive over-restoration. The value of traditional materials and techniques in repair was not widely understood and unkind modernisation was commonplace. At the Walronds the standard of repair was below what would now be expected for a Grade I listed building. Consent for work

was not always obtained. Modern materials were used instead of traditional, e.g. for new downpipes, re-pointing and internal painting, but aunt and niece never really had the funds to make irreversible changes and always concentrated on repair rather than upgrading.

The two women steered the Walronds through this difficult period, always short of capital, but loving the house for what it is, and generously sharing it with others. The Walronds was never a 'pay-to-enter' visited monument, but a welcoming 'free-to enter' historic house, where knowledgeable owners toured visitors round and offered refreshments and the house was made available for appropriate events. This approach made the building very well-known, not only in the town, but across the county, and it became perhaps the best-known privately-owned historic house in Devon, a favourite venue for groups interested in historic buildings, familiar to many people who visited it as children and adults, more recently, to a wide range of people from many walks of life and from all over the world, researching family history.

June Severn's attitude of being a caretaker, rather than a proprietor, was summed up in the conclusion to her account of the house in *The Book of Cullompton,* where she described her wish to see the house protected for the future.

'I am always reminded of my first coming here when I was in a state of euphoria at having been so fortunate and privileged. I already realised that I was really only a link in the chain but perhaps I was at that stage a little possessive. A Mrs Rawlins, whose husband had an old grocery business in the town, said to me with a twinkle in her eye: 'You're picking apples other folks have planted, make sure you plant apples for other folk to pick' [Figs.70, 71].

Changes to the house by Miss Yeoman and June Severn

When they bought the north half of the house ivy grew over the attic windows and between the roof and attic floors. This was removed in 1954, the pointing below found to be in good condition. The quoins under the ivy, where they had been protected from the weather showed signs of once having been painted white. It was assumed that this was in the 18th Century but might have been earlier. Two small window openings were discovered in the little cellar (under the stairs), these were 'excavated', the bars replaced and windows reglazed. In the winter of that year the base of the window mullions facing the court were repaired.[54] In the winter of 1955 they scraped the paint off the dining room overmantel, found traces of old colour and June re-painted it. Disliking the church-style encaustic tiles in the cross passage, they removed these when friends in the Polderns in Somerset, restoring a pair of old cottages with stone floors of Somerton shale, offered them to the Walronds. The best were used in the hall, less good slabs used in the garden. While the hall was being re-floored they discovered that the footings of the screens were decayed and these were repaired.

They always hoped to buy the south half of the house and were disapproving when the owners there (whether Mrs Brocklebank or the Borgars, is not known) found a patterned cobbled floor in the front left (south) wing but re-boarded it. The opportunity to re-unite the two halves of the house came in 1962 when they bought 'Little Walronds' for £2,500. Miss Yeoman had planning permission to pull down half the brick building at the rear (Frederic Burrow's office extension, later used as an RC chapel) to create 2 garages and a turning circle: the 'existing' galvanised iron garage was at the far end of the orchard. The south portion of the house had been neglected and they immediately repaired the S wall, which was partially taken down and rebuilt, the best of the stone used for the outer skin, brick from part of the building to rear, which they demolished, used for the inner skin. The new walling had ties and a damp course. Concrete lintels replaced the oak lintels over the windows, which were in poor condition. Little more was done in the 1960s as



Fig. 70. June Severn, standing on the left, and friends in the parlour with flower festival displays. Muriel Coxhead dated this photograph to the late 1960s. Owned by the Cullompton Walronds Preservation Trust.



Fig. 71. The walled garden, looking W, in June Severn's day, with one of her goats. The small yews shown flanking the gate-way have grown into large trees.

Miss Yeoman's health began to fail. She died in 1969, leaving the Walronds to June Severn.

June Severn, now living in a very large and expensive-to-maintain historic house, had little capital for repairs. The trees in the old orchard (partly planted by Frederic Burrow, she thought, some earlier), were coming to the end of their lives. To raise capital for repairs she obtained planning permission for a building plot at the west end of the orchard, facing Shortlands Lane and sold the plot in 1971 to Brian and Patricia Long, for whom a bungalow, Laurel Dene, was erected, building work in train in the same year. It proved complicated to arrange an easement for drainage and eventually a drain, 1:55 fall, to serve the new building, was constructed through the Walronds garden to join up with the house drainage before exiting via the narrow slot between No 4 and the Walronds to the sewer in Fore Street.[55] June Severn was advised that it was adequate to serve 10 bungalows but would not have wanted to test this out.

The money from the sale of the land was used to help restore the cob and stone wing, which became known as 'Craft Cottage' because June, who had an interest in textiles, as well as being an author of childrens' books, had a spinning room in it. The rear wing was neglected, the old kitchen had been used as a tool shed, the upper floors a workshop and apple store. The roof was stripped and wormy Victorian lath and plaster removed from the upper floor. An interesting roof was revealed and an interesting screen, the uprights numbered in Roman numerals I-VII. Number IV had been removed to accommodate a doorway and nailed in beside the door. June Severn kept this upright. She decided to expose the roof timbers. The roof was re-covered. It had had weathervanes on each gable (known from old photographs) and the surviving weathervane was taken down and kept. Asbestos slates were put on the N side of the roof, the best slates saved and put on the S side. The timber was treated for worm, the upper floorboards repaired and the roof lined and insulated. The first floor of the S side of the main block was refurbished to make a large granny flat. This was let to a number of families over a 15-year period.

In 1981, June Severn sold another plot of land at the rear of the Walronds to David John Collins and his wife, Pauline, who had been tenants of hers, Mr Collins having helped her to keep the Walronds repaired. The Collins erected a bungalow, 'Little Walronds' on the plot.

In 1989 June Severn realised that major work was needed, e.g. rewiring and repairs to leaded light windows. To raise money she sold the south portion of the house to friends of hers, Misses Daphne and Beatrice Reeves, on a 999-year lease. The sale included the two garages and an enclosed garden for each of them. The smaller garden had been the stable yard, the larger had been the tennis court. Planning permission was granted for a new doorway and partition to provide separate access to the existing first floor flat.

The sale to the Misses Reeves meant that June Severn had the capital to rewire, overhaul the plumbing and replace most (but not all) of the leaded lights in the house. The firebreaks in the house were improved and regularised – she was keen to avoid flying freehold in the division of the property. The main blocks of the attic were re-lined to provide usable bedrooms on both sides of the house.

After the division June Severn decided to live largely upstairs in the north side of the house, leaving the two panelled rooms on the ground floor for entertaining and charity events. The Walronds received many different visitors and groups of visitors, e.g. the

National Trust put on a Christmas shop in the house, schoolchildren, students and post-graduates visited. Plans of the house were drawn by post-graduate architecture students.

On one of the audio tapes she made, June Severn considered that there was still a lot to be done. The lower staircase window needed attention and the window in the attic in the N wing. Birdsmouth beams installed in the 19th Century, presumably out of anxiety about the roof spreading or subsidence, made the N wing attic difficult to use and she wondered if they could be removed or re-designed. She considered that there were two means by which more of the history of the house could be understood: archaeological excavation in the garden, where there had evidently been extensive buildings (mullions and other worked stone had been found in the garden and a stable block and other ancillary buildings assumed to have existed), and searching the Portman and Walrond papers to better understand the late 17th Century and 18th Century periods.

By the 1990s June Severn was keen to secure the long-term future of a house which, thanks to the way she and her aunt had treated it, had become semi-public property. In 1996 Cullompton Town Council commissioned a study from the Harrison Sutton partnership to consider options for the use of the Walronds and the adjacent Merchant's House to the south, then empty and in a poor state of repair, but the town council found they could not proceed with any scheme.

In 1997 June Severn asked Councillor Jane Campbell to found a group to help provide for the future of the house. Mrs Campbell established the Cullompton Walronds Preservation Trust, which was registered as a private limited compnay on 5th March and as a registered charity on 17th April 1997. In the same year, using a model document provided by the Architectural Heritage Fund, the Trust commissioned Niall Phillips to undertake a feasibility study which was used as the basis for an unsuccessful HLF bid in June 1997. The Reeves sisters and June Severn withdrew their interest and tried to sell the house by auction, but could not find a buyer.

In 2004 Daphne Reeves died, leaving her property to Beatrice. In September of the same year, June Severn died, leaving her property to the Cullompton Walronds Preservation Trust. In 2005 the Trust took out a loan from the Architectural Heritage Fund and bought Beatrice's part of the house. She died in 2006, leaving her estate to the Trust, who were able to repay the loan.

2.3.8 – 2004-2009: The Cullompton Walronds Preservation Trust

The Cullompton Walronds Preservation Trust have had five years since June Severn's death to think long and hard about the future of the Walronds, with an increasing sense of anxiety about the deteriorating condition of the house [Figs.72-74]. In that time a number of groups have been made welcome to use the Walronds on a regular basis or for one-off visits [Fig.75] and see Appendix Five. In 2005 a fabric survey by Jonathan Rhind indicated repair costs of £941,000 without professional fees or VAT. Urgent works were carried out by Kervaig Conservation of Keynsham and Gerry Cottle, the Exeter steeplejack, following the survey, stopping roof leaks and worked on the stair turret.

It was intended to develop a partnership with the Landmark Trust but when they acquired a property in Silverton and a sponsor, the Walronds no longer fitted their portfolio. Two schemes to raise funds for repair by new build on the burgage plot have



Fig. 72. The deteriorating condition of the hall stack, shown in c.1960 (top), c.1970 (middle) and 2009 (bottom).



The hall ceiling and window lintel propped, 2009



A window in desperate need ot repair, 2009



A crack in the SE corner of the house with a temporary mend, 2009

Fig 73. Decades of little or no maintenance are now putting the fabric at risk.



Fig. 74. Extensive garden walls in brick, stone rubble and cob, are in need of repair. Repairs to the cob wall here were begun in 2007, with children and volunteers helping a cob contractor. Since then a portion of the wall has collapsed. A phased programme of rebuilding and repair to the walls needs to be developed and costed and the funds found for the work.



Fig. 75. In spite of the poor condition of the building, the Cullompton Walronds Preservation Trust have welcomed numerous groups to the house and have a good understanding of how well-used it could be in good repair. Here pupils from the Willowbank School make a visit. Photograph by Michael Woodcock.

been abandoned.

In 2008 there was a new options appraisal on the advice and with the financial support of the Architectural Heritage Fund. This was undertaken by Niall Phillips and included a fabric inspection by John Mann and a 2-day public consultation. The preferred option was to use the upper floors and courtyard garden as holiday lets run by the Vivat Trust and the remainder of the ground floor and outer garden for community purposes, run by the Cullompton Walronds Preservation Trust. The holiday lets will generate funding to maintain the property, provide new employment and income for the town, while the rest of the property will be used by the community as a welcoming place for a wide range of activities, developed on the basis of an activities plan. The ground floor of the house is currently used by a wide range of groups who value its central location and the special sense that comes from being a beautiful old building.

Both Trusts are looking to bring in as many people of different ages, backgrounds and walks of life to the Walronds to enjoy and benefit from its long history and local associations. It is intended to establish a historical study group, a gardening group and tour guides and stewards within an eventual organisation of Friends of the Walronds. The inner garden will be available for those using the holiday lets but flexible arrangements will allow it, and the upstairs of the house to be accessible at times. The outer garden will become a small town park, open every day, free of charge with a path suitable for the use of motorised wheelchairs and mothers with baby buggies coming into town from estates behind the Walronds as an alternative to the congested Tiverton

Road [Figs.76-77]. Support for this scheme has been widespread. The access it will give to a broad range of people is a natural extension of the welcome offered by Miss Yeoman and her niece and the sense of public ownership and interest which already exists for the place. This time, however, there will be a realistic view of future maintenance costs and how they can be funded. The repair of a great building in the centre of the town, and lively uses for it, will lift Cullompton and provide an inspiring building for the town to be proud of and use.

A fabric inspection in August and September 2008 made it clear that more emergency works were needed. Trustees appealed for help and were given immediate assistance by the Town Council, the Heathcoat Trust, the Leathersellers Company and the Society for the Protection of Ancient Buildings. The work was specified by Niall Phillips and undertaken by Ellis and Co of Shepton Mallet. This included a new lintel in the stair tower, enabling the removal of the 2005 buttress, repair of four leaking roof valleys and work round the rear chimney stack and wall area behind the dining room overmantel which was losing its plaster from water penetration. The top courses of the chimneystack had to be removed and it has been sealed in a wooden jacket and cap as a temporary repair. Three metal bands were put round the SE corner of the building to stabilise the corner for the time being.

The Trustees applied for a grant from English Heritage in May 2008, and in March 2009 were offered £150,000 towards investigation and development to take the project forward. In January 2009 a Heritage Lottery Fund bid was made and received a pass on the first round application in May. This document is part of the second round Heritage Lotttery Fud and English Heritage application and part of the process of refining ideas about the conservation management of the house and grounds.



Fig. 76. The Cullompton Walronds Preservation Trust hopes that most of the garden in the former burgage plot will become a community garden and develop into a place as well-used as the house with a range of outdoor activities and events for schools and townsfolk.



Fig. 77. There are mature trees, e.g. this impressive lime, in the garden that are protected by tree preservation orders.

3 – CULTURAL SIGNIFICANCE

The identification of cultural significance in this section is based on the recommendations in James Semple Kerr's *The Conservation Plan* (1996) and the general guidelines in the Heritage Lottery Fund's *Conservation Plans for Historic Places* (March 1998). English Heritage's *Conservation Principles: Policies and Guidance* (2008) has also been an influence.

3.1 – The Purpose of Assessment

This is designed as an *aide memoire* for those making decisions about the future of the Walronds to ensure that the importance of the place is a touchstone for the future conservation management. The assessment acknowledges that the Walronds matters to different people for different reasons and that it is not all equally significant.

The assessment has no legal weight and is not intended to challenge existing statutory designations. As recommended by English Heritage, it is broadly-based. It reflects four different types of value: 'evidential', that is the material survival of the house and garden; 'historic', aspects of the place that are of historic interest but not immediately obvious from the material remains; 'aesthetic', the beauty of the place and 'communal', its community value.

Elements that are or could be detrimental to signifiance are shown in italics.

3.2 – Assessment of Significance

3.2.1 – Designations

The Walronds (the house and curtilage) is listed Grade I. Buildings are selected for listing for their architectural and historic character according to criteria laid down by the Secretary of State for Culture, Media and Sport. Grade I is the highest of three possible grades designed to protect the architectural and historic character of buildings. Grade I buildings make up less than 5% of all listed buildings.

The Walronds is in the Cullompton Conservation Area.

There are Tree Preservation Orders on 13 trees in the Walronds Garden. These have been identified as being of special value. The other trees are also protected under Conservation Area legislation.

3.2.2 – The Walronds as a whole is highly significant

- as part of one of the best examples of surviving 17th-century townscape in Devon. This is evidential: a very complete early 17th-century house in the context of others on ancient burgage plots in Fore Street. There is potential for further evidence that may exist in below-ground archaeology as remains and artefacts from the Roman period to the present day.

- for a history which illustrates social and local history, notably the rise and status of the merchant class in Devon, and aspects of the development of Cullompton as an historic town. Repeated town fires have reduced the number of early

houses in Cullompton and 20th-century development has blurred the town's early burgage plot plan, making the Walronds' combination of legible burgage plot, and an early house in the context of others unique in the town and of regional interest, given the history of fire damage in towns of similar size, e.g. Tiverton and Crediton.

- for its aesthetic value. The front of the house is a grand design that makes a major contribution to the town centre streetscape while the interior of the house is rich in ornament and craftsmanship.

- for its communal values. It is well-known and admired by a wide range of people interested in Devon's built heritage, but also highly-valued and well-used by a wide range of local people. This is an historic place which is not 'heritage set apart' but belongs to the everyday lives of many people in Cullompton. It provides, in an unselfconscious way, a beautiful and dignified setting for a wide range of groups and activities. For many of its users its central location and the warm welcome from the Cullompton Walronds Preservation Trust is as important as its historic and architectural values.

  The very poor condition of the fabric of the house in 2010 and uncertainties about its future have made the Walronds a symbol of urban problems in the town. Poor condition is detrimental to signifiance but the upside is that revitalisation of the house and garden and expanded community use would not only secure the significance of the house but would be an inspiration for the town, set an exemplary standard for the sustainable re-use of a major historic building and reinforce Devon County Council's enhanceent scheme for the town centre.

3.2.3 – The house as a whole is highly significant

- for the intactness of its c.1605 plan, features and finishes and for the historical interest of its style. It has both national and regional evidential and historic interest as a rare example of an early town house that has escaped permanent subdivision and modernisation. Its style connects it with gentry and aristocratic rather than merchant town houses of the same period. This is visible in its contrast with the Manor House (next door but one to north) and the Merchant's House (next door to south)

  Some of the original character of the house has been lost, e.g. external render and tall chimney shafts. The poor condition of the building in 2010, the result of shortage of funds for maintenance and repairs, is putting its fabric at risk. The house is on the Heritage at Risk Register.

- as evidence of the quality of early Cullompton houses in a town where most of these have been lost in repeated urban fires. The context of two other surviving early 17th-century timber-framed houses, very different in character to the stone-built Walronds, has saved an impression of the architectural richness and diversity of the town centre in Cullompton's greatest period of prosperity.

- for its wealth of decorated plaster ceilings and overmantels of c.1605. The level of survival here is outstanding with three ceilings (out of what were probably originally five) and three overmantels preserved. The plaster ceilings can

be connected in design and detail to a group of Devon ceilings by the same workshop. This contributes to an understanding of the history of this form of decoration, which is a distinctive feature of Devon and Somerset houses of the late 16th and 17th Century.

A section of the plaster ceiling in the parlour chamber has been replaced with plain plaster. Water penetration has damaged the hall overmantel, which was re-painted in c.1955.

- for the survival of a range of good quality pre-1720 features which, taken together with the plasterwork, are representative of craftsmanship and finish in the 1605-1720 period. In addition to the plasterwork there are other original c.1605 elements: doors, doorframes, a service stair, window glass and one window with a probably original glazing design. Later elements include high quality c.1660s panelling with marquetry, a fashionable stair of c.1718 and historic surfaces: graining on some of the panelling.

  Much of the Walronds' interior woodwork has been stained and varnished, probably in 1891, obscuring the early 17th-century finishes and making it difficult to distinguish between first phase and later panelling.

- for its existing and potential aesthetic appeal. The front elevation is pleasingly symmetrical with mullioned windows (some of these may be replacements and others are heavily repaired) and privileged private space in the paved courtyard, set back from the street line. The gated carriageway alongside to south hints at a luxury of space behind the street frontage. The rear garden, protected from the noise and motion of the town is surprisingly large and a welcome oasis of green space, including mature lime trees of an impressive scale. The principal rooms in the house are generous in size, the ornamental plaster ceilings are elegant and the carpentry and joinery a nice mixture of the bold (the screens passage) and delicately decorated (the marquetry work).

  Re-pointing in inappropriate materials has uglified sections of the external masonry. The chimney shafts were mostly rebuilt in the 1950s and 1960s, altering the roof line and silhouette of the house and the shaft of the rear lateral stack has been temporarily taken down for safety reasons. The plaster ceiling in the parlour chamber is damaged. The beauty of the panelling is obscured by varnish.

3.2.4 - Individual rooms/spaces and features in the house have varied levels of significance.

The house as a whole is highly significant but some of its parts are, inevitably, of less value than others. 20th-century alterations and repairs to the house were not of the standard that would be expected today and some were damaging.

The following is not intended to be an inventory of every part of the house but is a broad indication of different levels of signifiance on each floor. The gazetteer volume accompanying this Conservation Management Plan contains more detail. The specialist reports commissioned in 2009 on the window glass, plasterwork, masonry, painted decoration and joinery provide a refined account of these elements of the house.

- **The Ground Floor**

  The cross passage, hall, parlour, and justice room are all highly significant as rooms or spaces that are essentially 1605 and enriched with decorated plasterwork or joinery, or both. The two staircases are also highly significant, one c.1605 in design, the other later but high quality.

  South of the cross passage, the Burrow Room, the former kitchen and Craft Cottage are 17th-century service spaces but amended in the 19th and/or 20th-century, reducing their architectural and aesthetic significance. The late 19th-century changes to the Burrow Room and the passage to its west have some historical significance in their own right as a coherent example of Victorian replanning in the house. The 20th-century partitions subdividing the former kitchen and Craft Cottage and the introduced stair of the c.1970s are architecturally undistinguished and have obscured the early 17th-century plan of the service end of the house. They are detrimental to the historic plan but have some practical value in providing more ground floor rooms and a circulation system that proved serviceable in the 20th century.

  The First Floor

  The Parlour Chamber and Great Chamber and its internal porch are highly significant as rooms or spaces that are essentially 1605 and enriched with decorated plasterwork or joinery, or both. The fireplace and overmantel in what is now a small room cut out of the hall chamber in the late 19th century are also highly significant. Frederic Burrow's first floor corridor has neutral significance. It obscures the plan of the hall chamber but is architecturally thoughtful and has practical value for 20th-century circulation. Re-partitoning of the kitchen chamber and the 1970s stair are detrimental to the historic plan of the house.

  The Second Floor

  The nuns' dormitory with its vaulted plaster ceiling and ancient floorboards is highly significant. The other second floor spaces have been substantially altered, alterations to the roof over the parlour chamber and 20th-century partitions introduced into the former long gallery damaging not only the historic plan of the house on this floor but blocking circulation.

3.2.4 – The garden at the Walronds is significant

- for its historical interest as part of a legible burgage plot, typical of the historic topography of the town centre. The plot is of uncertain date but is unlikely to be later than the 13th Century and might be as early as Saxon.

  The burgage plot at the Walronds has been compromised by development (two late 20th-century bungalows at the rear), but its long, narrow form and original scale is still legible. This is in contrast to many of the other ancient burgage plots in the town which have been more comprehensively subdivided for late 20th-century housing and are not publicly accessible. Parts of the garden boundary walls are in poor and semi-collapsed condition

- for association (this is not visible) with the town's medieval watercourse. A major branch of this ran through the Walronds plot and down into Fore Street presumably from 1353 to the 1960s. The original document in which the Abbot

of Buckland Monachorum granted the watercourse to the town was kept at the Walronds in the 19th Century, when it was in the possession of the Sydenham, family, tenants and owners in the 19th Century.

- as an oasis of green space in a very busy town, protected from Fore Street by the house.

  The garden in 2009 lacks distinctive character and a coherent planting scheme.

- for including mature trees protected by Tree Preservation Orders.
- for its potential for community significance: as a space for recreation, cultural events.
- for its ecological value as a habitat for wildlife.

3.2.5 – The documentary history of the Walronds is significant

- for helping to explain why the 1605 house has survived so well.
- for a wealth of links between the place and Cullompton's particular history. The Walronds has something to contribute to many aspects of Cullompton's distinctive history, either by virtue of its position, or the histories of its occupiers and owners. Particular themes are:

  Buckland Abbey and the town watercourse.

  Cullompton's wealthy merchants (connection with the Lane aisle of the church).

  The manorial history of Cullompton (the sale of Risdon's property, part of the late 13th-century gift to Buckland Abbey, to his tenants).

  Association with the Walrond family of Bradfield, who had numerous interests in different parish properties.

  The way Cullompton's burgage plots were used. Part of the Walronds plot is known to have been an orchard from at least 1728 until the 1950s. This was probably a commercial orchard by 1739 with a cider press and engine on the property.

  The wool trade (the Walronds' serge-making and probable dyeing tenants at the house in the early 18th Century).

  The power and landed interests of a local solicitor (the business papers of Burrow's firm at the Devon Record Office cover numerous properties in the parish).

  The diversity of faith to be found in the town at different times: Quakers, Anglicans, a Baptist and Roman Catholics have all lived in the Walronds.

  Family histories, not only of its owners and tenants but of the household servants listed in the Census Returns.

  Connections with other historic buildings, e.g. Venn, Notisland and Upton (all linked to owners or occupiers of the Walronds); the Manor House and

Merchant's House (contemporary houses in contrasting style); the parish church; the Roman Catholic Church of St Boniface; Victoria Hall (given to the town by Frederic Burrow); Bradfield House, Uffculme, the family seat of the Walronds..

- for shedding light on broader historical themes:

  The wealth and power of the merchant classes in 16th and 17th-century Devon.

  Buildings as expressions of social status.

  19th-century antiquarianism.

  The energetic social rise of Victorian professionals.

  The re-establishment of Roman Catholic places of worship.

  Documentary research for this Conservation Management Plan has failed to re-discover all the sources available to Miss Yeoman and June Severn and is by no means complete. This is both a drawback to the understanding of the place, but also an encouragement for others to continue to research the house and its owners.

4 – DEFINING ISSUES

The defining issues in this section draw on the general guidelines recommended in the Heritage Lottery Fund's *Conservation Plans for Historic Places* (March 1998). As recommended in all the guidance documents on preparing Conservation Management Plans, risks to significance are the main focus of this section. Other, more positive defining issues have been included so that policies can include enhancing, as well as avoiding risks to, the significance of the site. The sections below are cross-referenced to the policies in Section 5.

4.1 – Designations (see Policy Group 1)

Statutory designations: listing, tree preservation orders and the conservation area designation all reflect the high value placed on the special interest of the Walronds and its setting. These designations constrain future change to the building and the garden.

4.1.1 – Listing

The Walronds is a listed building. Buildings are selected for listing for their architectural and historic interest according to criteria laid down by the Secretary of State for Culture Media and Sport. Listing is designed to protect the architectural and historic character of buildings and structures. Once lost, listed buildings cannot be replaced and they can be robbed of their special interest by unsuitable alterations as by outright demolition. They are a finite resource and irreplaceable asset. There are three categories of listing, Grade II, II* and I, in ascending order of importance. The Walronds is listed Grade I, the highest of the three grades, reflecting its exceptional interest.

Listing is a statutory designation. A formal system of Listed Building Consent is in place for works that would affect the character of a listed building by demolition, extension, or alteration. Whatever the grade of the building, listed building controls apply to all works, external and internal, that would affect a building's special interest, whether or not a feature concerned is specifically mentioned in the list description. Distinguishing between repair, for which consent is not required, and alteration, can be difficult. This is best resolved by taking advice from the local Conservation Officer and/or English Heritage.

There are written descriptions of all listed buildings: the description of the Walronds is reproduced in Appendix Two.

Although the list description of the Walronds does not mention the garden walls, these should be presumed to be listed as curtilage to the house, unless English Heritage advises otherwise.

There are plans to amend the existing system of designations. These plans are unlikely to make a difference to what works will require consent at the Walronds, but Trustees should be alert to future changes to the system.

4.1.2 – The Conservation Area

The Walronds is in the Cullompton Conservation Area, which covers most of the centre of the town. Conservation Areas are 'of special architectural or historic interest, the character and appearance of which it is desirable to preserve or enhance'. Conservation Area designation introduces a general control over the demolition

of unlisted buildings and provides controls over advertisements, and the lopping or felling or trees. There was a Conservation Area Appraisal of the Cullompton Conservation Area by Mid Devon District Council, September 2003. A Conservation Area Management Plan for Cullompton will be produced in the next few months (*pers. comm*. Sue Warren). It is expected that the works undertaken at the Walronds will conform to recommendations and policies in this document. It is also expected that the Conservation Management Plan will strengthen the protection for the Walronds and its context.

4.1.3 – Tree Preservation Orders

There are Tree Preservation Orders on 13 trees in the Walronds Garden, see Appendix Three. These are shown on a Mid Devon District Council plan of January 22nd 2007. It is an offence to carry out works (e.g. lopping, felling or root-cutting) to those trees without notifying Mid Devon District Council, who may refuse permission. Any trees in the garden not covered by individual Tree Preservation Orders are covered by Conservation Area controls. The protected trees are a constraint on new build close by, where their roots might be affected, as explained in BS 5837, 'Trees in relation to Construction: Recommendations'.

4.1.4 – Mid Devon District Council Policies and Cullompton town initiatives

The repair and re-use of the Walronds as envisaged by the Cullompton Walronds Preservation Trust and the Vivat Trust supports the aims of the town centre regeneration enhancement advisory group. This has wide-ranging goals including the management of the town centre so that heritage and economic regeneration reinforce each other. A scheme, designed by the County Council, to enhance the Fore Street, Exeter Hill and Church Street areas is due to begin in February 2011. This is intended to draw attention to historic and listed buildings in the town. It is plain that, with co-operation and exchange of information, this presents a wonderful opportunity to improve the wider setting of the Walronds in Fore Street and to encourage the use of the Walronds garden. It is hoped that the repair of the Walronds will be an exemplar for other regeneration work on Cullompton buildings and that the house will be a meeting place where the current and future regeneration schemes can be discussed.

4.2 – The poor condition of the building (see Policy Groups 2 and 3)

The major risk to the Walronds is the poor condition of its fabric. At the time of writing (2009) it is on the Heritage at Risk Register, its condition described as 'poor', its priority rating 'B', which indicates immediate risk of further rapid deterioration or loss of fabric. Since 1997 the Cullompton Walronds Preservation Trust has commissioned a series of surveys of the fabric including identifying costs, with another survey underway at the time of writing (2009). Costs have escalated as the building continues to deteriorate and repair costs rise. The CWPT has undertaken targeted temporary emergency repairs and localised propping to prevent imminent collapse, but major repairs are urgently needed to make the building stable and avoid unnecessary loss of original fabric, including important decorated plasterwork.

Parts of the garden walls are also in a very poor condition and, have collapsed in places. These will need extensive repair and some rebuilding in the near future.

The reason for the poor condition of the fabric is twofold. Firstly, a long history of shortage of funds for maintenance and repair in the latter period of the ownership

of June Severn and the Misses Reeves. Secondly, there has never been a cyclical inspection and maintenance programme, catching failures at an early stage and actively looking out for potential problems.

Without major grant-aid, the Cullompton Walronds Preservation Trust has not yet been able to commission the major repair programme that is needed. Since 1997 they have been exploring appropriate uses for the building and are now working through the time-consuming process of applying for funds for major repairs. It should be noted that even the most optimistic timetable cannot see the major works on site beginning until 2011.

There are risks that:

a) additional delays in raising funds for repairs will result in the loss of more historic fabric through deterioration.

b) further problems, e.g. roof leaks, will arise in the period before the major repairs begin.

c) following major works, underfunding for maintenance and repairs could repeat itself. (See 4.3, Maintenance, below).

d) public support, interest in the project and existing groups of users could be lost during the period of repair, when the building will not be accessible to the public except on limited occasions.

The scale of the repairs needed, which includes complete re-servicing of the house presents an opportunity to make the building more energy efficient. (see 4.10 below).

4.3 – Maintenance (see Policy Group 3)

'Regular maintenance and repair are the key to the preservation of historic buildings.' (PPG 15, p.31). Lack of systematic inspection, maintenance and repair of the Walronds during previous ownerships has contributed to the need for major works now (2009) with a very large bill attached. After these works have put the building back into good condition it is crucial that a maintenance plan is implemented and a realistic assessment of the annual costs of maintenance and repair developed over time.

The maintenance plan should consist of:

- an inspection and reporting cycle
- a clear understanding of how defects can be reported on a day to day basis and to whom and who will commission maintenance work and repairs
- a manageable system of recording and costing what is done annually.

This is entirely consistent with the practice of the Vivat Trust which has an established system of dealing with minor problems locally, with larger problems referred to a regional property manager and a system of bi-ennial inspections.

The maintenance plan should also establish correct procedures and materials for cleaning/redecorating sensitive elements, e.g. plasterwork, panelling and glass, to avoid inadvertent damage as a result of using inappropriate materials or techniques.

4.4 – A conservation philosophy for the fabric of the building (see Policy Group 4)

A clear philosophy towards the fabric of this Grade I building needs to be established and agreed by both Trusts.

4.4.1 – Lessons learned from past approaches to the fabric

The Walronds was extensively repaired and partly re-planned in 1891 for Frederic Burrow. Burrow's work has its own historic interest as a substantial (although not fully-understood) restoration of the house. Burrow's work was a combination of much-needed repair (the roof construction and covering), some re-planning to suit late Victorian needs and a re-creation, through Victorian spectacles, of the antiquity of the building by replacing deteriorated elements and adding some new in a style to match existing. He may also have added historic elements from elsewhere. He concentrated on preserving an antique character to the building in the principal ground floor reception rooms: the hall and parlour, and on the first floor, where he re-located original 17th-century features and provided 17th-century style doors and doorways to the rooms off an introduced corridor. The front room in the south wing, which was an unheated service room from the outset, was provided with a new, unashamedly Victorian chimney-piece. Burrow is likely to have been responsible for an extensive use of varnish over internal woodwork, to give the house the 'black and white' character favoured for Tudor buildings in the late 19th century. This has obscured some of the delicate finishes of the woodwork and darkened the interior of the house.

Repairs and alterations to the Walronds undertaken in the 20th Century were modest in extent, given what might have been done to a large town centre house by owners with more funds, but were not of a high quality, and, in contrast to Burrow's work, not architecturally ambitious. Some work was done without listed building consent. Fabric that could have been kept with more sensitive repair was lost. Modern materials were used where traditional would have been more appropriate and in character (e.g. concrete lintels used instead of timber, non-porous paints used on old plaster). DIY was employed on elements that deserved skilled and specialist attention. The prime example of this was the repainting of the hall overmantel in 1954 using modern paints and making assumptions about the original colour without professional analysis of existing paints.

The 20th-century contribution to the architecture of the house has been neutral at best, and damaging in places.

4.4.2 – Constraints on, and opportunities for change arising from what survives

The street frontage of the Walronds, with its own small courtyard, and side passage is crucial to its distinctive character and to Fore Street. The courtyard is now more 'open' to the street than in the past, separated from it by bollards only and not a solid wall. The absence of a wall or gate as a barrier between Fore Street and the main doorway in the front of the house makes the building welcoming, while the bollards and cobbled paving identify the courtyard as being part of the house, not the public realm.

In principle surviving elements of the early 17th-century house are too significant historically to be altered.
The early 17th-century plan
The main entrance into the cross passage

The cross passage
The hall
The parlour
the newel stair
The great chamber

In principle 17th and 18th-century features should not be altered. Exceptions (subject to specialist reports and consents) would be changes that are made in order to retrieve original design and enhance the beauty of the house, e.g. completing sections of decorated plaster ceilings that have been lost, or to reverse inappropriate later changes, e.g. removing paint or varnish
the overmantels
decorated plaster ceilings
early 18th-century stair
17th-century woodwork (the cross passage screens; the arrangement of panelling on the north wall of the hall, once related to a hall bench and table; the panelling in the parlour (which has later repair but is not wholly understood); doorways and doors.

4.5 – Location

The town centre location of the Walronds is a great boon to the building and the community and part of the significance of the place. It also brings drawbacks. The busy road at the front brings noise and atmospheric pollution. These will have to be lived with until a relief road has been built. The location also brings a risk of vandalism, security issues, and potential misuse of the garden.

4.6 – Use: the house (see Policy Group 5)

4.6.1 – Existing and proposed uses for the building

The upper floors of the building are currently disused due to the poor condition of the building. The future proposed use represents a division, though not a rigid one, of the house, which is known to have been divided in the past, both in the early 18th Century and in the late 20th Century. The use of holiday lets on the first floor is appropriate. It will generate funds for maintenance and reinstate the domestic use for which the house was built. It can also be managed to ensure occasional public access to the upper floors. Interventions will be needed to see that there is separation for the sake of security and privacy between the upper and ground floors and to comply with fire safety regulations.

Community uses downstairs are already established with enthusiasm expressed for the Walronds as the setting for a wide range of additional activities (see the activities plan). The chief mismatch between the house and the development of community and learning uses in it, is shortage of storage space associated with the desired level of flexibility: storage of furniture, equipment, educational material.

4.6.2 – Potential conflicts of interest arising from proposed uses of the house

Wear and tear

The house has some delicate elements which might suffer wear and tear, notably panelling. Frequent moving of furniture to adapt the rooms for different uses may

cause damage to floors and doorways.

Potential conflicts of interest between the use of the upper floors and part of the garden for paying guests and community/educational uses proposed on the ground floor

The harmonious use of different parts of the house for different activities will need architectural management (sound insulation where possible, means of establishing privacy and mutual security) and a thoughtful system of booking designed to avoid conflicts by keeping users informed in advance of potential noise and activities.

4.6.3 – Maintaining flexibility for future uses

Existing and predicted community uses at the Walronds can reasonably be expected to have a shorter lifespan than the building, which needs to remain flexible to accommodate future change.

It is important that adaptations made to the building to accommodate specific user groups should either be reversible or shown to be more broadly beneficial to significance.

4. 7 – Use: the garden (see Policy Group 6)

The Walronds garden is crucial to the successful re-use of the listed building and the place as a whole. The size of the garden provides opportunities for protecting the house from change by siting e.g. heating plant away from the building (with obvious benefits to safety) and keeping the house flexible by e.g. locating storage space for furniture in the garden. However, there is a potential conflict of interest here with the trees protected with Tree Preservation Orders. Buildings cannot be erected where they would obstruct air from the roots. Solutions to this, e.g. a building with a raised slab floor supported on posts, are expensive.

There are opportunities for change in the garden, constrained by the protected trees, particularly for good design to increase its visual interest, ecological value and use as a setting for events.

Community uses and heritage learning on the ground floor of the house can be supplemented and extended by use of the garden. Access to the garden, including parking at the Shortlands Lane end of the plot, adds value to the holiday accommodation offered.

The garden is also proposed as public open space for the town, which has little in the way of public parks. It will be a green lung in Cullompton, used for community events and will provide a pleasant route from the town centre to the housing off Shortlands Lane and Tiverton Road.

4.7.1 - Potential conflicts of interest in managing the different functions of the garden

There is a risk of competing interests in the garden, any one of which might overwhelm the others. The garden will need to be managed in conjunction with the house and not as a stand-alone element.

The garden will be managed by volunteer gardeners. Secure storage space for keeping tools will be needed and a simple sheltered refreshment area would be a benefit.

There is a risk that the public park element of the Walronds garden will be vulnerable to misbehaviour: vandalism, drunkenness, drug-taking.

4.8 – Vulnerability as a result of shortfalls in understanding (see Policy Group 7)

4.8.1 – Limitations in understanding the fabric of the house

At first sight, the Walronds appears to be a remarkably unaltered superior town house of 1605, the date on the plaster overmantels. There has been a long debate about whether the rear left wing – 'Craft Cottage' – is contemporary with the rest of the house, or earlier. The house had a major documented phase of restoration in 1891 for Frederic Burrow.

During the preparation of this Conservation Management Plan, aspects of the building history of the Walronds have turned out to be more complex in detail than had first been thought. The collaboration of different specialists looking at the building together has solved a number of puzzles, but also raised further questions. The mullioned windows, a mixture of stone and timber, have proved particularly puzzling and there are continued debates about which are original and the sequence of their repair and replacement. The panelling in both hall and parlour has extensive evidence of repair and remodelling and continues to present puzzles of sequencing and dating. While some of these uncertianties may be solved before the major repair works begin, finding the answer to others may depend on how much of the building has to be unpicked or dismantled for repair work (e.g. how much panelling has to be removed and can be examined more closely). It is to be expected that the repairs will bring more information and a better understanding to light.

The Cullompton Walronds Preservation Trust and the team working on the Walronds are alert to shortcomings in understanding some of the detail of the fabric of the building. This means that - far from putting the fabric at risk - great care is being and will continue to be taken, during the repairs to identify information that might solve any of the puzzles or add to the story of the building.

4.8.2 – Limitations in understanding the garden

The development of the garden is less well-understood than the house. It is clear from documentation that land associated with the house was let out separately from the house in the 18th and 19th centuries. Map evidence shows the gradual selling off of parts of the orchard at the Shortlands Lane end of the garden. This orchard was at least early 18th-century in origin and noted in documentation in 1724. It can be assumed that the garden has archaeological potential, worked stone having been found by June Severn. Evidence of the course of the town leat and ancillary buildings of the 17th Century are to be expected.

4.8.3 – Limitations in understanding the documentary history of the Walronds

Understanding the documentary history of the building for this document has been complicated by the accepted historical narrative gathered by June Severn and her aunt

and published in *The Book of Cullompton* in 2001, but unfortunately not referenced to primary documentary sources. Vigorous documentary research, seeking the sources, has brought some new information to light, notably the sub-division of the house in the early 18th Century, but failed to confirm all the elements of the published history (see Appendix One). For example, the source of the information that John Peter was an attorney has not been found, nor has Keystone discovered the material that June Severn considered linked him to major Devon Roman Catholic families. The Portman rent rolls of the early 18th Century in the Somerset Record Office do not include a building in Cullompton that can readily be identified as the Walronds. June Severn's view that the building was in Portman ownership for a long period in the 18th and perhaps late 17th Century has therefore not been confirmed, although the house may have been known by another name.

The known gaps in the documentary history of the Walronds could be put to good use as an inspiration for continued research, and one of the motives for reviving the Cullompton Local History Society (proposed to meet at the Walronds).

4.8.4 – Updating understanding

The simplest way of recording new information emerging from the building and from documentary research would be to keep both the gazetteer and time-line appendices of this CMP 'live' by adding to them. Specialists working on the building in the future could be asked, as part of their brief, to supply summary information suitable for adding to the gazetteer and time-line to the client. A single person should be identified to make authorised and dated additions to the electronic copies of these appendices. This would avoid the problem of multiple versions in circulation.

4.9 – The Trusts (see Vision Policy and Policy Group 8)

4.9.1 – Shared aspirations and mutual benefits

The future of the Walronds is envisaged as a partnership between two charitable Trusts: one local: the Cullompton Walronds Preservation Trust, and one national: the Vivat Trust. Both Trusts are dedicated to preserving buildings of historic interest for the public benefit. The Cullompton Walronds Preservation Trust was established in 1997 and the Walronds is its first project. The Vivat Trust, established in 1981, is dedicated to rescuing neglected and dilapidated historic buildings in the United Kingdom, by developing them into holiday accommodation with public access, the rental providing an income for their maintenance.

The Vivat Trust has long experience of managing short lets in historic properties and the use of rental income to implement sound maintenance regimes. The Cullompton Walronds Preservation Trust has several years experience of organising community activities and heritage days at the Walronds and, through its Trustees, an intimate knowledge of Cullompton town. Both Trusts expect to benefit from the partnership at the Walronds, learning from one another's experience.

Both Trusts are keenly aware that, once the building has been repaired, the use of the Walronds must generate enough funds for the future maintenance of the whole building. It is proposed that the upper floors will be let for holiday accommodation, with opportunities for public access both on change-over and other identified days, e.g. Heritage Open Days. Existing and proposed future uses of the ground floor are intended first and foremost to benefit the local community and to inspire an interest in

and sense of ownership of the heritage. Ground floor uses may generate some funds, e.g. from the occasional hire of the ground floor rooms for events, but this will not be essential for economic sustainability.

4.9.2 – Potential vulnerability due to responsibilities divided between the two Trusts

The partnership between two trusts and the relationship between the ground and upper floors of the Walronds could create areas of uncertainty over responsibility for maintenance and conflicts between different uses of the building, e.g. paying guests seeking tranquillity in conflict with community events on the ground floor generating bustle and noise.

These potential risks have been carefully considered. The arrangements between the trusts and the different parts of the building and the garden is proposed to be flexible and not a rigid matter of one Trust running the upper floors while another manages the ground floor. It is expected that there will be occasions when paying guests upstairs will be able to use and enjoy the fine ground floor rooms in the evening and there will be times when the ground floor may be the focus for events which include a tour, and/or use of the upper floors. A house manager for the whole building is proposed as a link between the two trusts and to ensure that the building and its garden is perceived and managed as an integrated whole but with different parts which may be used together or separately in different ways at different times.

The issue of maintenance, recognised by both trusts to be a critical element in the future of the Walronds, will be managed by a lease to the Vivat Trust of the whole building, allowing the Vivat to implement the maintenance plan and undertake repairs.

4.9.3 – Establishing a staffing/management system for the building and garden

In addition to the anticipated house manager, volunteers will be crucial to the future running of the Walronds. They will be needed to steward open days, help with shows and exhibitions, maintain and develop the garden and contribute to future ideas about the best uses for the place. The Cullompton Walronds Preservation Trust needs to establish best practice for the recruitment, training, supervision and well-being of volunteers; this is covered in the Activity Plan.

4.9.4 – Future Trustees of the Cullompton Walronds Preservation Trust

The Cullompton Walronds Preservation Trust is a relatively young charity, currently putting all its energy into the repair programme and re-use of the Walronds, which will take several years to complete. The Trust needs to consider the role of trustees when the repair programme is completed and the Walronds is in use, e.g. what skills should future trustees have and how might they best be appointed?

4.10 – Sustainability and Green Issues (see Policy Group 9)

4.10.1 – Sustainability

The Cullompton Walronds Preservation Trust is keen to use the Walronds to demonstrate good practice in economic sustainability for an important historic building.

4.10.2 – Transport to and from the Walronds

The town centre location of the Walronds means that most local users should be able to arrive on foot, or by bus or bicycle.

For paying guests the nearest railway station is Tiverton Parkway, 4.5 miles away, on the line from Bristol and London. There is a bus route from Tiverton Parkway to Cullompton but it is slow. There is a taxi rank at the station. Vivat Trust guests will be provided with dedicated parking spaces in the Walronds own car park at the Shortlands Lane end of the site. There is a (paying) town car park, five minutes walk from the Walronds, suitable for most day visitors arriving by car.

4.10.3 – Energy-efficient services

The capital works are an opportunity to re-service the building and make it as energy-efficient as possible, given the constraints of its special character. Energy-efficiency and a small carbon footprint here should be an example and inspiration to users and visitors.

4.10.4 – Waste and water-use reduction

The garden provides the opportunity for composting waste from the ground floor and the holiday lets. Events should make use of e.g. compostable cups. Using water butts in the garden and recycling grey water will reduce water consumption.

4.11 – Interpretation and heritage learning (see Policy Group 10)

This is covered in more detail in the Activity Plan. Anticipated as a busy working place, the interpretation of the history and heritage values of the Walronds needs to be available without cluttering the building or giving it the air of an old-fashioned museum. Dedicated space should be available for e.g. a video with developing content and storage for learning materials, which might be used anywhere in the house. The personal touch, both from June Severn and the Cullompton Walronds Preservation Trust, has always been much appreciated at the Walronds and is a recommendation that one strand of interpretation should be narratives by volunteer stewards and/or the house manager.

As a small and well-used building, the Walronds is ideal for investigating space-saving forms of communicating information, e.g. audio trails. While this would not

be acceptable for all visitors in the short term, in the course of time it may prove a useful part of learning and interpretation.

4.12 – The Disability Discrimination Act

This is dealt with in detail in 'The Walronds: Audit of Accessibility for disabled people' by Michel Taylor, December 2009.

4.13 – Neighbours and Community Expectations (see Policy Group 11)

Good relationships with the neighbours have already been established and need to be reinforced, especially during the repair programme, which will bring levels of noise, disruption and traffic movements which will impact on the two properties at the far end of the garden. Neighbours need to be kept informed and supportive, during and after works.

The Cullompton Walronds Preservation Trust has invited public opinion on the future of the Walronds and has forged strong links with the Town Council and Mid Devon District Council. There is a high level of expectation that after a long period of decline, the Walronds will be successfully repaired and re-used. Maintaining public enthusiasm during what might come to be a 'sleeping period' of the repair works could be difficult. Tours to see the works would be useful, but will be limited for Health and Safety reasons. Another way in which the project could remain a point of interest for the town would be to use the front courtyard as a repair workshop and insert a 'shop window' in the construction site screen to Fore Street so that passers-by can see work in progress. This might be associated with a notice board explaining what is happening week-by-week.

The media will be used to update the public on the progress of the works, with press releases and offers of interviews.

4.14 – Record-keeping and site memory (see Policy Group 12)

Keeping maintenance and repair records will be essential for monitoring both costs and the effectiveness of repairs.

June Severn's audio tapes, particularly the tape describing her own alterations to the building have been extremely valuable in understanding half a century of the life of the building. Other records, referred to or implied by June and her aunt, have not been discovered and might have solved a number of puzzles in the understanding of the place.

Copies of existing and future records, preferably digital to reduce storage load, should be kept on site where they may be useful to managers and users of the building. Continuing to record changes to the building and its uses will be a real contribution to the significance of the place and to the history of Cullompton.

5 – POLICIES

5.1 – Introduction

The purpose of the conservation policies in this section is to provide an agreed framework for the future care of the Walronds so as to retain and develop significance and avoid risks to it.

Some of the policies are general. Where specific risks to significance have been identified in the previous section, policies have been developed, where possible, to answer those risks. The policies are arranged in clusters. In some cases they are amplified by statements in italics.

5.2 – Guiding principles

- Understand the place
- Significance should guide decisions
- Do only as much as is necessary to the fabric, as little as possible
- Make and keep thorough records
- Do everything in a logical order

5.3 - VISION POLICY

The Cullompton Walronds Preservation Trust will take care of the Walronds for the public benefit by ensuring that it is repaired and maintained to an exemplary standard. The local community and visitors to Cullompton will be encouraged to appreciate and enjoy its history and special character and to make use of a welcoming place as a setting for a wide range of activities.

1 – Policies towards the adoption of the Conservation Management Plan and its relationship to statutory and other designations

Policy 1.1
The future conservation and development of the Walronds will be undertaken in accordance with the guiding principles above and these policies.

Policy 1.2
This conservation plan will be formally adopted by the Cullompton Walronds Preservation Trust and the Vivat Trust as one of the bases of future planning and works at the Walronds.

Policy 1.3
Future works at the Walronds will be undertaken according to the statutory controls that are in place at the time. The Trust will undertake pre-application decisions with the statutory bodies before making decisions on significant changes to the building or its grounds.

Policy 1.4
The Cullompton Walronds Preservation Trust will keep up to date with any changes to the designations system.

Policy 1.5
The Cullompton Walronds Preservation Trust will always work closely with the Town Council, Mid Devon District Council and Devon County Council to consider ways of maximising benefits to the town from the uses and presentation of the building and garden.

2 – Policies towards the poor condition of the building (short-term)

Policy 2.1
Putting the house back into a good state of repair is the priority in 2010 and urgent. Every effort must be made to avoid delays in the projected programme which would see major works begin in 2011.

Policy 2.2
In the period before major works, the Cullompton Walronds Preservation Trust will implement, with their architects a system of inspection and, where necessary, minor repairs to ensure that further deterioration to historic fabric is kept to a minimum.

Policy 2.3
The Cullompton Walronds Preservation Trust and their architects will see that interest in the project is maintained during works by a variety of means: occasional tours when this is consistent with Health and Safety; visual access to some of the works using a 'shop window' method; pro-active use of the media to cover the project. Working with the Town Centre Regeneration Enhancement Advisory Group, the Trust could explore using a shop window in an empty shop in the town to showcase progress of the works at the Walronds.

Policy 2.4
Groups which have been using the Walronds before the major repairs will be kept informed of progress during the repairs and encouraged to return when the building reopens.

3 – Policies towards maintenance

Policy 3.1
Effective maintenance will be at the heart of future conservation management of the Walronds: 'A stitch in time saves nine'. A maintenance plan will be written down and agreed by both Trusts. The plan will include the cycle of inspection, maintenance and repair and show how problems will be reported and to whom. Fire safety and security systems will be included in the plan. The plan will also establish procedures for cleaning/decorating sensitive elements.

Policy 3.2
Maintenance of the house will be funded by a primary use of letting the upper floors .

Policy 3.3
Annual maintenance and repair costs will be recorded and monitored to develop a good understanding of exactly how much the Walronds costs to run.

Policy 3.4
Any vandalism to the house, e.g. graffiti, broken windows, will be dealt with as rapidly as possible as the recognised method of discouraging future damage.

4 – Policies underpinning a philosophy towards the fabric of the house and built structures

Policy 4.1
Future repairs at the Walronds will always be undertaken by suitably qualified and experienced practitioners and professionals.

Policy 4.2
Repair strategies/approaches must consider the existing historic materials and methods of construction. 'Like for like' replacement to match the existing as closely as possible may be appropriate but alternative approaches that clearly differentiate between historic and repair work may be applicable. New work should be designed in a contemporary manner, while respecting the historic fabric. In principle, the replication of historic detailing should be avoided.

In principle alterations to the detailing of historic fabric should be considered only if existing fabric has failed or is decaying at an excessive rate because of inherent defects of materials or design that cannot otherwise be overcome or mitigated.

Replacing or adding to existing materials with materials known from the historic record to have been employed may be appropriate (subject to consents). At the Walronds this might apply to the reinstatement of external render (known from fragmentary survival and from a c.1825 image) and or traditional pegged slate roofing, but see Policy 6.3 below.

Policy 4.3
Any changes proposed to the fabric of the Walronds will be assessed in advance not only for their aesthetic, historical, practical or presentational benefits but also balanced against any additional maintenance responsibilities and costs they may bring.

Policy 4.4
Priorities for repair and conservation should be determined on the basis of structural stability, weather/water protection, environmental conditions and arresting decay mechanisms. In principle these will take precedence over internal aesthetic/decorative improvements.

Policy 4.5
The 'open' character of the existing relationship of the house to Fore Street will be maintained, along with the continued use of the front door and cross passage as the main point of entry to the house.

It is known that the front of the house was once more private than in 2010, with a wall across the courtyard. However, an open relationship to the street is more welcoming and fits better with the intended community use of the ground floor.

Policy 4.6
The old carriage entrance to the site from Fore Street will be used as pedestrian access to the garden and house. Use for vehicles will be kept to an absolute minimum in order to protect the historic gateway, minimise wear and tear on the historic surface and keep vehicles away from pedestrians walking into and through the garden.

Policy 4.7
In principle, the surviving elements pre 1750: the 17th-century plan, 17th- and 18th-century fabric and features will not be altered, unless it is to reverse later aesthetically and physically damaging treatments, e.g. varnish, inappropriate paint. There may be instances where alterations to early fabric are necessary to comply with legislation and/or best repair practice and would be acceptable if a strong case were made.

Policy 4.8
Burrow's work will be respected as a major identifiable phase to the house, including good examples of Victorian craftsmanship in repair, but could be altered, subject to consents and a compelling case for the benefits of change.

Policy 4.9
Subject to a case being made and to consents, 20th-century alterations to the house, utilitarian in character and of neutral significance, and/or carried out using inappropriate materials or poor quality materials, offer opportunities for change, e.g. removal of partitions, the modern staircase in Craft Cottage. Change solely for aesthetic reasons should be avoided.

5 – Policies towards the use of the house

Policy 5.1
Future uses for the Walronds will only be acceptable if they can be shown to be compatible with the significance of the place.

Policy 5.2
The conversion of part of the house for letting will respect the surviving historic plan and the significance of the building and its setting.

The decision to provide one large letting unit rather than two smaller units reflects the wish of both Trusts to minimise the impact of conversion on the historic integrity of the building.

Policy 5.3
There will be no irreversible interventions into the plan or fabric to satisfy the requirements of a single user group, unless those interventions are judged to bring benefits to significance.

Policy 5.4
Restrictions on maximum numbers in the building, or on specific floors or in particular rooms at any one time, will be determined after repair. Criteria will be the structural capacity of the building; fire and health and safety regulations; wear and tear on sensitive historic fabric and the comfort of uses.

Policy 5.5
Potential conflicts of interest between activities on the ground and upper floors will be remedied by:

- insulation between the floors where this is consistent with the value of historic fabric
- clear architectural separation between the first floors and the ground floor, e.g. separate entrances and clear routing to them.
- a booking system sensitive to potential problems and designed to avoid clashes by keeping users well-informed of other activities.

Policy 5.6
Subject to consents, storage space for furniture and equipment will be provided outside the historic envelope of the house to allow flexibility of current and future use of the interior.

Policy 5.7
The design of any furniture acquired for use on the ground floor at the Walronds will be checked in advance for ease of moving and storing.

6 – Policies towards the use and presentation of the garden

Policy 6.1
Careful management will be needed to ensure that competing interests in the garden are well-balanced: e.g. 1) using the garden to take some pressure off the house by siting storage and service buildings in it, 2) using the garden in conjunction with activities in the house (lets and community uses) and 3) using the garden as a public green space in the town, accessible to all. Responsible management of volunteers working in the garden will need to be co-ordinated with the management of the house.

Policy 6,2
Any redesign of the garden should be attentive to its key known historic features as well as to its ecological and educational potential and its potential as a setting for events.

Key historic elements are its early form as a burgage plot; the routing of a branch of the medieval town water supply through it and the commercial or semi-commercial use of its north end as a cider orchard. These histories should be referred to in any presentation/ interpretation material and might influence amendments to its design.

Planting and management should seek to enhance ecological diversity and opportunities to enjoy and study plants and wildlife.

Any redesign of the garden should incorporate space and sightlines for events, e.g. music and/or theatre that might be held here.

Policy 6.3
The location of any new building sited in the garden to contain plant or storage to service the house should not be damaging to views from the house or to the protected garden trees.

Policy 6.4
The design of the garden will include adequate storage space for tools for volunteer gardeners and some form of shelter.

Policy 6.5
The Cullompton Walronds Preservation Trust will explore the introduction of a phased scheme of repair, rebuilding and improvement of the garden walls. Traditional buildings skills could be encouraged by using trainees/volunteers so long as it can be ensured that these are adequately supervised by suitably qualified contractors.

The Devon Earth Building Association should be able to advise on the stretches of cob walling. A long-term project of this kind should not preclude improving the appearance of the walls in the interim by e.g.limewashing.

Policy 6.6
The garden will be closed at night for reasons of security and quiet, and in the first instance will be open to the public only when there is a gardener or volunteer on hand in order to establish an ethos of benign behaviour.

Policy 6.7
The existng car park at the Shortlands Lane end of the site will include dedicated spaces for visitors renting the upper floors of the house. Other visitors to and users of the house arriving by car will be encouraged to use the town car park (paying) which is five minutes walk from the Walronds. For disabled access see Taylor, Michele*,'The Walronds: Audit of Accessibility for disabled people' (December 2009)*

7 – Policies towards gaps in understanding

Policy 7.1
Every opportunity to develop understanding of the house and garden will be taken with archaeological watching briefs accompanying interventions into the fabric of the house and any trenching works in the garden or significant alteration to levels.

Policy 7.2
New information, whether documentary or found in the building and grounds, or provided by visitors to the building, will always be recorded.

Recording could be done by simply adding entries to the gazetteer and time-line appendices to this plan. The Cullompton Walronds Preservation Trust should identify someone who will be responsible for seeing that the gazetteer and time-line are updated, with references to sources.

8 – Policies towards the Trusts and staffing

Policy 8.1
Clear systems of communication between the Trusts will be established, agreed, and revised when necessary.

Risks associated with the partnership between the Trusts will be analysed in the Business Plan.

Policy 8.2
Following the repairs, staffing the Walronds will include a post (this may be part-time) with responsibility for the whole building to ensure that activitties and maintenance are fully-co-ordinated.

Policy 8.3
The Cullompton Walronds Preservation Trust will implement the highest standards in the recruitment, co-ordination, training, supervision and welfare of volunteers who will play an important role in the future conservation management of the house. See the Activity Plan for more detail.

Policy 8.4
The appointment of new Trustees to the Cullompton Walronds Preservation Trust will be based on a careful assessment of the skills that would be most valuable to the future of the Walronds.

9 – Policies towards green energy and carbon footprint

Policy 9.1
Reduction of energy consumption, waste and water usage will be a key consideration in future uses of the Walronds and techniques employed will be explained to visitors as an encouragement to treat other historic houses responsibly.

Policy 9.2
Energy consumption will be minimised by the use of thermal insulation wherever possible in the house, small adjustments to windows and doors, consistent with their historical importance, energy-efficient services and the use of low energy appliances.

Policy 9.3
The Cullompton Walronds Preservation Trust will encourage the reduction of waste by providing composting facilities in the garden and asking for e.g. compostable cups to be used for events.

Policy 9.4
The Cullompton Walronds Preservation Trust will encourage the economical use of water on site by investigating prospects for recycling grey water and installing appliances that use water efficiently.

Policy 9.5
A cycle rack will be provided for visitors to the house.

Policy 9.6
The marketing of the holiday lets will include information about how to travel to Cullompton using public transport.

10 – Policies towards interpretation and heritage education (see the Activity Plan)

Policy 10.1
The presentation of the house will avoid furnishing rooms rigidly according to their date.

Policy 10.2
The history (including its puzzles) and significance of the Walronds will be explained to users and visitors avoiding interpretation systems that would clutter the rooms. Educationan and Interpretation specialists will be commissioned ot develop these areas.

The following are suggestions only.
Well-informed stewards, providing a personal touch to a tour of the house
A conventional guidebook
Information on specific historic/architectural elements, e.g. the plasterwork, the panelling, the glass
Video/audio interpretation
A time-line in paving through the garden, referring to key dates in the Walronds/ Cullompton's history
Audio trails using mobile phones

Policy 10.3
Dedicated space will be identified for storing materials for heritage education.

The Burrow Room, which has no panelling, might prove the best place for heritage education.

11 – Policies towards neighbours and the local community

Policy 11.1
The local community will continue to be involved in the future of the Walronds with users and volunteers encouraged to contribute their views.

Policy 11.2
Good communications with neighbours will be continued and developed with special 'meet the neighbours' events. During the repair works neighbours will be kept updated of progress.

12 – Policies towards record-keeping and site memory

Policy 12.1
Copies of all the reports on the Walronds commissioned in association with the repair works should be kept on site, either in digital or hard copy for reference by staff, whether salaried or volunteers, contracted professionals and as an aid to heritage learning projects.

Archive copies of this document and the Gazetteer should be deposited in due course in the Cullompton Library, the West Country Studies Library, Exeter, at Devon County Council and at the National Monuments Record, Swindon.

Policy 12.2
The Cullompton Walronds Preservation Trust will gather information on site memory by seeking the recollections of people who have known the Walronds and its owners and by recording their own ownership of the site.

Either or both of these could be projects run by volunteers

6 – IMPLEMENTATION AND REVIEW

It is recommended that the policies in this document are formally adopted by the Cullompton Walronds Preservation Trust and by the Vivat Trust as one of the bases of future management of the site. Letters of support for the document should be sought from representatives of English Heritage and Mid Devon District Council.

The singificance and policies sections in this document should be a touchstone for the future management of the Walronds and an encouragement to avoid pitfalls. Future interventions and activities can be assessed against these sections, with mitigation proposed if conflicts cannot be avoided. It is hoped that the section on understanding will function as a useful resource and inspiration for education and interpretation.

This document will need up-dating in the course of time if it is to continue to be useful. Major interventions into the house and garden are expected (and needed) in the next few years. These will change the conservation management priorities at the Walronds. The use of the whole of the house, as anticipated in this document, will also have an impact on priorities and risks to significance, including risks that may not have been anticipated in this document.

It is suggested that the best time to review this document would be 2015. This would give time for new uses to settle in and to be realistically evaluated. The revision could be undertaken in-house by the Cullompton Walronds Preservation Trust, or a competent outsider could be commissioned.

The review should be an honest assessment of the value of the Conservation Management Plan. It should concentrate on risks, known or anticipated, to the significance of the Walronds and, where necessary, re-frame policies to deal with these risks.

It is hoped that both the time-time and gazetteer accompanying the 2010 version of the Conservation Management Plan and supplied electronically, will be updated as changes are made and more information discovered.

Any substantial updates of the plan and/or the gazetteer should deposited in an appropriate public archive.

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Appendix One

Time Line

Notes by Keystone are shown in square brackets.

Roman, AD 50-70	Two Roman forts on St Andrews Hill were identified first from aerial photography in 1984, later from geo-physical survey and partial excavation. (Griffith, F M 'Roman Military Sites in Devon: some recent discoveries' *Proceedings of the Devon Archaeological Society*, 1984, 13-16 and Simpson, F J and Griffith, F M 'Trial Excavation at the Roman Fort on St Andrew's Hill, Cullompton', *Proceedings of the Devon Archaeological Society* 1993, 149-159.) This Roman presence makes an associated civilian settlement a distinct possibility (similar to Axminster, *pers. comm.*, Steve Reed, Devon County Council Historic Environment Service). It also makes the identification of an ancient road surface found in Cullompton in the early 20th Century as Roman, more possible. This was found at the corner of Fore Street and Tiverton Road. Roman pottery found in 2009 in Fore Street, on the west side, is an exciting discovery and a mjor contribution to the idea of Roman origins for the civilian settlement at Cullompton.
872	Alfred the Great bequeathed the town and lands of 'Columtune' to his son, Ethelward in his will. (Foster, Murray T, 'A short history of Cullompton' in *Transactions of the Devonshire Association,* Vol. 42, 1910, 156-181.)
Late Saxon/ Early Norman	Stirrup mount with openwork found behind No 30 Fore Street (west side). (Devon CC Historic Environment Service, sketches by John Allan)
1086	'Erchenbald holds Culleigh from the Count [of Mortian]. Kipping held it before 1066. It paid tax for 1 virgate of land. Land for 2 ploughs. In Lordship 1 plough and ½ virgate, with 1 slave; 2 villagers and 4 smallholders with ½ plough and ½ virgate. Meadow 2 acres; woodland 4 acres, 4 cattle; 20 sheep; 16 goats. Former value 4s; value now 12 [s]'. (Thorn, Caroline and Frank, eds. *Domesday Book* 9, 1985, 15:11)
C12/C13?	Unusually elaborate buckle end (lion? Tiger?) found behind No 30 Fore Street (west side). (Devon CC Historic Environment Service, sketches by John Allan)
1199 or 1200	King John gave the manor to his brother, Walter de Clifford.
1278	Granted to the Cistercian Abbey of Buckland by Amicia Countess of Devon, as part of its foundation. (Oliver, *Ecclesiastical Antiquities*, 1840, 108.).

Murray T, 'A short history of Cullompton' in *Transactions of the Devonshire Association*, Vol. 42, 1910, 156-181.) Lysons gives the primary source as Cart. Rot. 7 Edw. I. No.33.

1317 Abbey of Buckland had a grant of a market and fair in Cullompton (Foster, Murray T, 'A short history of Cullompton', in *Transactions of the Devonshire Association*, Vol. 42, 1910, 156-181). Lysons gives the primary source as Cart. Rot. 11 Edw.II No.38.

1356 Gift of watercourse to the town by the Abbot of Buckland. Rises at Coombe Farm, about two and half miles due W of the town and a mile downstream is joined by a little stream from Hillersdon, runs through several meadows and comes to a pond just outside Shortlands (this was just beyond the garden end of the Walronds burgage plot(s)). Increased flow of water from this pond could be sent through the town [presume sluice arrangement]. After Shortlands was divided up, part flowing in the New Street direction, part through the Walronds property. (Foster, Murray T, 'A short history of Cullompton' in *Transactions of the Devonshire Association*, Vol.42, 1910, 156-181.) The original document was in the hands of the Sydenham family, who lived at the Walronds in the 19th Century, from before 1851 'nor indeed could it have been in safer or worthier keeping' ('Notes of Cullompton and of its Parish Church, Chapter III, published in an undated un-named newspaper. (Cullompton Newspaper Cuttings file, West Country Studies Library, and Mitchell, J C, *Eight Views of Cullompton and Neighbourhood; together with a concise compilation of Explanatory Particulars and Description,* 1851)

1524-7 Two Paris names given in the Devon Subsidy Roll in Cullompton: Michael Parrys, assessed on wages (£1 1/3) and Henry Parrys, assessed on goods (£18), the sixth highest in value in the parish. John Lane – presume founder of the Lane aisle in the church – was assessed on £133 1/3. (Stoate, T L (ed. and pub.), *Devon Subsidy Rolls, 1524-7*, 1979, p.45). June Severn states that several members of the East Anglian Paris family came to Devon in the early 16th Century 'in the unexpected migration of merchants and younger sons to the West Country' (*The Book of Cullompton*, 2001, 42). The idea of this migration is not supported by contemporary historians of Devon.

1539 Buckland Abbey dissolved. The Walronds said to have been part of the land sold to Sir George St Leger, whose son sold it to a Thomas Risdon 'who passed away part thereof to particular tenants', (Risdon, Tristram, *The Chorographical Description or Survey of the County of Devon,* written c.1630, printed with additions, 1811, p.86)

1543 Henry Parrys assessed on goods worth £66 in the subsidy, the highest in the parish. (Stoate, T L (ed. and pub.), *Devon Subsidy Rolls*, 1543-5, 1986, p.50.) This is not necessarily same Henry Parrys mentioned in 1524-7 (see above).

1555 John Peter senior of Compton first mentioned in a conveyance as

1278	Town granted a market and fair by Baldwin de Insula. (Foster, an attorney. He was cousin to Sir William Peter, b. Torbryan, later of Ingatestone and cousin of John Peter, founder of the Bowhay branch of the family. 1569-1572 he bought land and property in Ashburton and Harbertonford. His son and heir, John Peter was also an attorney. He was steward of the manor of Paignton and a trustee for the Estate of Sir George Cary of Cockington (MS notes by June Severn found at the Walronds.) Keystone has been unable to substantiate this from primary sources.
1557	A John Peter mayor of Exeter www.exetermemories.co.uk
1561	28 April. Henry Parrrys of Cullompton pardoned for all offences committed before 28 Nov 3.Eliz. [1560-61] in respect of carrying money out of the realm, contrary to statute Henry VII 4 and all offences committed before 18 Nov 3 Elizabeth in respect of customs and subsidies. MS notes found at the Walronds. (Keystone has not found the original document)
1562	20th June. John Peter of Compton a witness to a release of land in Newton Abbot (Devon RO, D1508M/Moger/56). [Presume senior? Witnessing a document does not mean he was an attorney and the document lists attorneys (not him) involved]
1566/7	Death of Henry Paris. His will was made 26 December 1566 'sick of boddie' and proved 13 January 1567 by Master William Say, notary public, procurator of William and Humfrey Paris. He was to be buried in the church at Cullompton, to which he gave 10s. £7 to the poor at his burial. His three grand daughters by his dead son, John Paris, were to have £120 equally at 18 or marriage, and to remain in the custody of Humphry. He left his gown 'furred with fox' to Robert Butt and 20s to his servant, Henry Butt, over and above his wages, and the same to his servant, Margery. He left to Reynold Glasse 'all money that he owes me' and 6s 8d. The residue was to go to his sons, William and Humfrey, who were made his executors. ('Wills' typescript by Sir Oswyn Murray, West Country Studies Library, O.M.Coll. 8/36.)
1567	12 November. Humfrey Walrond of 'Broadfield' [Bradfield] did demise a grant to Catherine, then Catherine Paris, of a tenement with appurtenances and all messuages, lands and tenements thereunto belonging in Cullompton and late in the tenure and occupation of John Peeter of Cumpton Esq and Henry Paris yeoman their heirs and assigns to hold unto Catharine four score years after the death of William Parris and Henry Parris his son if Catherine so long live paying yearly his heirs and assigns £3 yearly. (Devon RO1926B/W/L 6/109). [n.b. The sequence of deeds relating to this property eventually makes it plain that it is a rural messuage and property in Cullompton, at Venn. However, it does indicate that the Peter and Paris families were connected through business in Cullompton as early as 1567. It is not known whether this connection predates John Peter's marriage to Emmeline.]

1569	Humphry Parrys was one of the 5 sworn presenters of the Muster Roll for the parish and is listed as having: 1 cors, 1 pike, 1 almen rivet, 1 bow, 1 sh.arr, 1 bill. [Stoate, T L (ed. and pub.), *The Devon Muster Roll for 1569*, 1977 p.36]
1572-3	Documents indicate that Thomas Risdon of the Inner Temple was selling off parcels of land in Cullompton. In one document, a bargain and sale of 29 June 1572, payment by the purchasers was to be made 'on or before 1 July 1573' 'at the house of Homfry Parris in Colompton'. The individuals buying properties, called 'Brooke Place', 'The Courte Place', 'Kinges Place' amongst others, were being bought by merchant taylors, a haberdasher, a clothworker, a salter and a skinner. Other sales of land by Risdon did not involve Humphry Paris. (Tingey, John C, *Calendar of the Deeds Enrolled within the County of Devon in pursuance of the Statute 27 Henry VIII*, Devon and Cornwall Record Society, 4 vols, Vol II, 327, no 945).
1575/76	John Peter of Compton (senior) dies. His will ('noncupative') was made on the same day. 'On the very day of his death, being demanded by John Marshall his cousin how and in what sort he would dispose of his goods he was then and there well content that his son John P should have and enjoy his lands'. His wife Alice and son John P were made his executors. ('Wills' typescript by Sir Oswyn Murray, West Country Studies Library, O.M.Coll. 8/36.)
1575	A John Peter mayor of Exeter www.exetermemories.co.uk
1578/9	2 December. A John Peter of Exeter, merchant makes his will, proved 1581, and makes one of the overseers of it 'my cosigne Mr John Peter of Compton'. ('Wills' typescript by Sir Oswyn Murray, West Country Studies Library, O.M.Coll. 8/36.). There is a view that the merchant John Peter is John Peter, some time mayor of Exeter, builder of Bowhay House in Exminster parish, close to Exeter and wrongly shown as dying in 1579 in *Vivian's Visitations*. He married Wilmot Petre, his cousin. Members of the Peter family seem to have been snapping up manors at the Dissolution. (Tapley-Soper, G., 'A Chapter in the History of the Peter or Petre Family of Devon' *Transactions of the Devonshire Association*, 1918, 417-430.) [n.b. re the 'cosigne' in the will, 'cousin' was more loosely used in the 16th century than today and might indciate a more distant relative or an intimate who was no relative at all.]
1581	In the 1581 subsidy Humphry Parris of Cullompton paid 17s on goods worth £17. This was the third highest figure in the parish after George Cockram, with £30 worth of goods, and Edward Tye, with £20. (Stoate, T.L., *Devon Taxes 1581-1660*, 1988, p.87.)
1586	The inventory accompanying the will of Humphrey Walrond includes leases in Cullompton, occupier William Paris and a tenement, messuage etc, occupied by Humphry Paris (Devon RO 1926B/W/W29/2).

1595 Humfrey Paris of Collompton, merchant, dies, will dated 17 December 1593 was proved 14 July 1595.

He was to be buried in the church of Cullompton. He left 20s to the store of the church for its repair, 20s for Mr Jennings, the vicar, to preach at his burial, £5 to the poor of Cullompton and 20s to the poor of Burlescombe. To his brother William, 'all such money as he oweth me'. 20s to each of the children of his brother and sister.

'To my wife Christian 100 marks, also all my lands etc in Cullompton which I hold for term of years from Humfrey Walrond Esqre., also my two closes called Millhaies [NW of Cullompton] and my two closes and meadow within the manor of Upton Weiver on the south-east side of the way above Mounckes wood near the garden and tenement of John Thomas, gent. all for 40 years. To Humfrey son of my cousin John Henson at 21, £5.

Whereas the house etc. in which I dwell in Cullompton shall remain to my wife Christian and my daughter Emlyn Peter by force of the grant thereof to be made, my wife is to have the use of the whole of the mansion-house for 40 years if she so long live, and if my daughter or her husband disturb her, I give to my wife 4 closes of demesne lands of the Manor of Upton Weiver called Wood Furlonge with pasture in the wood called Northwood, for 40 years.

Residue to my son-in-law John Peter and my daughter Emlyn Peter, whom I make my exors.

Overseers, my loving cousin Philip Cockram, Thomas Trosse and John Tristram.' ('Wills' typescript by Sir Oswyn Murray, West Country Studies Library, O.M.Coll. 8/36.)

1602 May 6th. Emlyn Peter died and was buried at Marldon. James Davison who visited the church in 1846, before the floor was relaid, recorded a floor slab in the N aisle. Davison was especially interested in heraldry and presumably either knew the correct colours of the Peter and Paris arms or was able to determine them from the slab. He recorded the inscription. Dots indicate illegibility. 'Here lye buried the bodies of John Peter of of Compton enquire...his first wife ye only daughter and heire of Humfry Parys of Collumpton marchant who dyed ye vi day of May ano de 1602 and also Alice Lapthorne his daughter who was buried ye first day of October 1678 arms (gules) on a bend (or) between 2 escallopps (argent) a chough (proper) between 2 cinquefoils (azure) impaling...a saltier between 4 lions rampant'. (Davison, James, 'Church Notes, South Devon' MS held by the West Country Studies Library.

1602 7th October. Quarter Sessions 'at the Chapterhouse'.

'It is thought fit that the Justices of the Tenne hundreds in the east division shall on Wednesday next consider and resolve for the

bestowing and relieving of the impotent poore of Collompton, for that the richer sorte there are not (by reason of their late losses by fire) able to relieve them.

Also such Justices as are present are contented to lend (for the setting of the poore there on Worke) such somes as are paramounted [?] over their heade: for the repayment whereof at Christmas sessions next Mr John Hatch and Mr Richard Englishe doe undertake, and therefore the said loane mony to be payed to them. And the same Justices here present doe wishe that thother Justices nowe absent, should make like loane for so charitable an use.

It is agreed that out of the stock of money for the hospitalles there be £50 paied to the said Mr Hatch and Englishe one other £50 or more by waye of loane to be collected of the justices and further that all the justices in their severall divisions, doe make present collection for relief of the said Towne, and perswade men to deale the more librallye, in regard to their great losse, amounting in the whole to £8000 or thereaboute. [The justices listed include Mr Walrond] (Devon RO, QS 1/2)

1603 19th April. Sussan, daughter of Mr John Peeter buried at Cullompton church. (Cullompton burial registers transcribed and on-line)

1603 26th April. 'Miss' Christian Paris buried at Cullompton church. (Cullompton burial registers transcribed and on-line)

This may be a scribal or transcription error ('Miss' not being a term likely to be used in this context at this date). This might refer to the death of Emmeline's mother?

1603 Date on the Manor House, Fore Street, Cullompton, built for the clothier, Thomas Trock (*The Book of Cullompton*, 2001, p.41)

1605 Date on the Walronds overmantels. This is associated with the arms of Peter and arms of Paris (the Paris arms were incorrectly interpreted as Walrond Arms by Tapley-Soper).

1612 Lease for lives between 1) William Walrond, esq. and Henry his son and 2) John Peter of Compton, gent., (Devon RO 1926 B/W/L/6/25a.) [This relates to Notisland, but shows that John Peter continued to have dealings in Cullompton (and with the Walrond family) after the Walronds was built.]

1613 Cullompton was famous for the manufacture of kersey stockings, according to Westcote, (*View of Devonshire*,1630, 61)

1614 Abraham Peter, son and heir of John and Emlyn, admitted to Lincolns Inn. (MS notes by June Severn found at the Walronds.)

1615 John Peter married a second wife, Susan Worth, widow of Arthur Worth of Barkendon, near Staverton. (Typescript notes by June Severn found at the Walronds and *The Book of Cullompton*, 2001, p.43).

1623 Surrender, 1) Catherine Henson of Burlescombe, widow, daughter of Paris

of Cullompton and 2) William Walrond (Devon RO, 1926 B/W/L/6/109). On the basis of names this certainly relates to Venn, not the Walronds.

1626 John Peter of Compton Esq. dies. Will dated 27 January 1625, proved 14 November 1626 by Abraham Peter.

He asks to be interred in the church at Marldon 'where Emlyn my first wife was buried'.

He leaves 20s each to the poor of Marldon and Cullompton. Leaves all his lands etc 'in pars. hamlets and villages of Ashburton, Harberton and Luscombe' to his daughters: Christian Peter, Ann Peter, Elizabeth Peter, Alice Peter and Cicilie Peter and their heirs for ever, for their preferment in marriage. 'Whereas my lands in Harberton and Luscombe are held of Arthur Champernowne Esq. by Knight service and therefore the above devise may not be good for the entire lands but only for two-thirds, in that case I give to my daughters and their heirs for ever one third of all my lands etc in Compton lately purchased by me of Sr. Thomas Wise Kt.

To my daughter Christian for increase of her portion £40.

To my loving wife my best silver bowl double gilt of my plate at Compton.

To my cousin Agnes wife of Robert Yeablsey £4.

To Henry Parris a rent of 20 marks out of my lands etc in tenure of Mrs Blackmore Widow decd. And now of Humfrey Blackmore, called Ruesland in Cullompton. [This Henry Paris is presumably a member of the other branch of the Paris family in Cullompton, the connection with John Peter is Venn]

Residue to my son Abraham P, whom I make my exor. If he shall renounce the executorship, I make my daughters my execs and give to my sd. son and his heirs all my lands in Cullompton and Burlescombe, and my furniture etc. in my mansion house at Cullompton (my plate only excepted).

Overseers, my well-beloved friends William Weslake of Netherton Gent. and John Cole of Cullompton Gent, to each of whom 40s for a ring.

Wits. Robert Crockram. Robert Tristram. John Cole. Richard Gaye.

Memo: as to alteration of will by insertion of a portion of £40 for his daughter Christian and blotting out of other words dated 6 March 1625.

Wits. John Cole. Henry Dugdaile. Abraham Langdon. Ann Cockeram.

Note by H. T-S, [presume Tapley-Soper]

This is a Tudor house in the High St. Cullompton with Petre impaling Walrond in plaster over one of the Fireplaces. [This interpretation of the arms is mistaken]

[Note in pencil]
1.[sic] P.M. John Peter Esq. (of Cullompton 15 May 2 K.Chas)
Exeter Castle 27 July 3.K. Chas 1. Abraham his son aet 30 in 1627.
Daughters Christian Gertrude, Elizabeth, Ann, Alice, Cecilia.
('Wills' typescript by Sir Oswyn Murray, West Country Studies Library, O.M.Coll. 8/36.)

June Severn reports that John Peter's grave slab in Marldon church is in the floor of the choir vestry (tower). There is now (2009) a 17th-century floor slab in the tower, but it is largely obscured by the stand for the choristers' surplices. June Severn also notes that of John Peter Junior's children, only Cecilia was baptised at Cullompton, in 1601. Susan, the youngest, was buried at Cullompton in 1603. (Typescript notes by June Severn found at the Walronds)

1629 Abraham Peter, son and heir of John Peter, married Christian Lee, nee Rowe, at Berry Pomeroy. Her father, John Rowe of Alphington, is described as a 'common money lender' and Christian and her sister, Frances, took an active interest in his business (Chancery B and A. Chas 1. 9.4-14 23 May 1633. (MS and typescript notes found at the Walronds). His sons, Abraham and John baptised 7 Nov 1629 and 23 Jan 1630 (twins? Illegitimate?) buried 22 October 1637 and 28 April 1639 (Marldon Parish Registers). n.b. in *The Book of Cullompton* June Severn says Christian's father was a money lender from Mamhead called John Grose. (*The Book of Cullompton*, 2001, 43).

1631 Alice Peter, daughter of Abraham and Christian, baptised 22 Jan 1631 at Marldon. (Marldon Parish Registers cited in notes by June Severn found at the Walronds.

1632 Abraham Peter dies 7th September. The inscription on his chancel tombstone in Marldon was recorded by John Stabb 'Hic jacet Abraham Peter De Compto – Septimo Die Septembris Ano Dom 1632 (Stabb, John, *Some Old Devon Churches, their rood screens, pulpits, fonts etc.* Vol III, 118). His will describes him as Abraham Peter 'of Compton'. He was also described as 'of Compton' in Chancery B and A. Chas.1.9.4-14 23 May 1633. (Notes found at the Walronds.)

1632/33 Will of Abraham Peter of Compton in Marldon Esq, 'sick of body'.
Will dated 19 Aug. 8 K. Chas. 1632/33 [P.C.C. 115 Audley].
Proved 26 November 1632 by Christian Peter, oath coram Henrice Butten clerico.

To poor of Marldon 20s. & of Cullompton 20s.

Whereas my father John P. late dead. gave 20s. to the poor of each par. which is still unpaid, it is to be paid.

To my son & heir apparent John P. all my lands &c in Cullompton now in tenures of John Atkyns & Alice Jesse, for my term of years therein.

To my daughter Alice P. £300 at 18.

To my sisters Christian Worth, Anne P. Elizabeth P. Alice P. & Cecilia Hill 40s. each for rings.

To my brothers-in-law Simon Worth & Richard Martyn th' elder & to my cousin Henry Dougdayle th' elder 22s. each for rings.

To Henry Dougdale the yr. son of the said Henry D. th' elder 20s.

To my servant Abraham Langdon £5.

To the rest of my servants 6s. 8d. each.

I confirm deed indented between me & said Simon Worth & Henry Dougdayle, bearing same date as this will, whereby I have settled my lands or the most part thereof.

Whereas I have by said deed limited my Barton of Dolbeare in Ashburton to my second son Abraham P. & his heirs, I ratify the same.

The rent charge of 20 marks for life appointed by my father to my kinsman Henry Parris out of certain lands in Cullompton is to be paid.

Residue to my beloved wife Christian whom I make my exx.

Overseers, my dear friends Simon Worth & Henry Dougdayle the elder.

Wits. Gyles Bastian. Elizabeth Peter. Alice Peter. Henry Upton.

[Note written in pencil partly illegible]
I P.M. Abraham Peter Esq. 10 January 8 K. Chas I. John son & heir age 2 & Abraham.

He married Christian d. John Rowe of Alphington & widow of Richard Lee of Totnes Merchant (see Chancery Bill……. 41? Thomas Martin &c. v. John Lynn &c.)

His daughter & heir Alice Peter married Thomas Southcott of…… Esq. (West Country Studies Library 'Wills' typescript)

1633 A map of some of the lands of Sir William Courten, knight, of London, shows the roof of the Walronds blue, all other buildings in the town, except the church, are shown with red roofs. The map does not show the full extent of the burgage plot, but shows orchards behind the house, including one orchard compartment that extends to the road to Tiverton, rear of adjacent buildings. The Walronds is shown with a low wall in front, to the street. 'Mrs Peters' [sic] is shown with land and perhaps a substantial property E of the church [but maybe this is just a field – could it be Millhayes? Runs down to the town leat], and 'The Heyers of Mr Peters' [*sic]* with land (unmapped) SE of the town. The map is defective in not showing the buildings N of the Walronds correctly (not enough of them),

(Somerset RO DD/WY/C306/DEV/11.)

[n.b. there is a written survey that goes with this map, DD/WY43/3/57 but presume it only lists property of Sir William Courten.]

1635 Chancery Proceedings. Brought by Christian Peter. Recites that Abraham Peter, in August 8 Chas.I. [1632/33] was indebted to several persons in £1,500, and being visited with a grievious sickness, and in apparent danger of death, by deed 18 August aforesaid, and for the payment of the £1,500, did grant to the defendants (Simon Worth of Barkendon Esq., Richard Martyn the elder of Totnes, merchant, and Henry Dougdaile of Berry Pomeroy, Gent.) all his lands etc. in Compton, Compton Pool, Marldon and elsewhere from the time of his death for 99 years, upon trust, to raise such as reasonably might be for the payment of the debts and after the debts were paid the remainder of the said lease to be remitted to the executrix. Christian claims that after Abraham died, in September, she offered the defendants security, but they refused it and refused to return the premises to her. No answer to the proceedings (notes by June Severn found at the Walronds)

1640 IPM on John Peter, son and heir of Abraham. The document lists Abraham Peter's property in detail:

He was 'seized in demesne as of fee of 10 messuages, 100 acres land, 20 acres meadow, 40 acres pasture, 6 acres wood, 40 acres broom and heath in Cullompton, Upton Weaver, Newsland and Bottehil, ¾ acre and 2 acres broom and heath in Nottisland, a messuage, garden, 80 acres land, 16 acres meadow, 30 acres pasture, 5 acres wood etc. in Compton, Compton Pool and Marldon. Messuage and 3 gardens in Luscombe and Harberton parish. 2 messuages, gardens, land etc in Dolbeare and Ashburton. By indenture 19 Aug 8 Chas.I, Abraham Peters had agreed that the feoffees should hold 1) the capital messuage in Cullompton, closes of land called Millhayes and Newslands, closes called Upton Grounds and Holmes Grounds, closes late in the tenure of Robert Hill, deceased and other closes in Cullompton; the capital messuage etc of Dolbeare in Ashburton, messuages and land called Luscombe in Harberton to the use of Abraham Peter for life and 2) after his death, as to the capital messuage, Millhayes, Upton Grounds and Holmes Grounds to the use of Christian Peter, then his wife, for life, with remainder to the said John Peter, son and heir apparent in fee simple 3) As to the capital messuage etc in Dolbeare in Ashburton, to the use of Abraham Peter, second son of Abraham Peter in fee simple. 4) As to the rest of his lands in Culompton not already specified, to the use of the said Christian. 5) As to the messuage and land in Harberton, to the use of the said John Peter in fee simple.'

John Peter had died a minor in the King's custody. This left the heir his sister Alice, aged 7 years, 3 months and 6 days when John died. (Chancery Inq.P.M. (Ser 2) 581. No.116, cited by June Severn in notes at the Walronds.)

[n.b. Two capital messuages by this date: Cullompton and Dolbeare. June Severn says that John Peter junior leased a quarry at Dolbeare (and one at Burlescombe) from the crown (*The Book of Cullompton*, 2001, 43). n.b. the only reason for renting from the crown would be quarries on Duchy property.]

1653 14 May. Administration of the estate of John Peter of Cullompton was granted to his mother, Christian. ('Wills' typescript by Sir Oswyn Murray, West Country Studies Library) [n.b. This seems odd. Big gap in date if this is the John Peter who died a minor in about 1639]

1664 28th March. Will of Thomas Southcott of Buckland-Tout-Saints, the husband of Alice Peter.

'Whereas in Easter Term 1655 and before the end of Michaelmas Term next following I suffered a common recovery of all my manors or Lordships of Stoke Fleming, South Town Dartmouth Agilswell, George Shillingford als Shillingford St George, Abbots Shillingford, and Goveton als Gotham, as also of my Bartons and demesne lands of St George Shillingford and Abbotts Shillingford, and by deed dated 1 Septr.15K.Charles II (1663) between me Thomas S, of the one part and Sr. Edmund Fortescue Kt, Richard Duke and John Quick the Yr. Esqres, John Hore and Roger Hurrell Gents. of the other part, did declare that the sd. Fine and recovery were to the use of me Thomas S, for life and after my death to the use of sd Trustees upon trust to raise such portions for my child or children or for payment of debts and legacies as by my will I should direct, my trustees are to pay to my daughter Elizabeth S, £3,000 at 18 or marriage, also 20 marks a year until she is 10 years old, and then £30 a year until 18 or marriage for her education or maintenance if she be kept at school or live from her mother but not if otherwise.

Whereas my decd. Father George S Esqre bought in one estate of Sr Richard Braham of lands formerly bought of one Madison in Mablethorpe in Lincolnshire, and then by a schedule to his will dated 20 June 1654 gave it to me his son and heir, my trustees are to devote it to the payment of sd. portion and thereafter I give it to my son and heir George.

Whereas my wife's predecessors purchased divers lands and tenements in Cullompton for 3000 years and by deed dated 2 Decr. 22 Q. Elizabeth: [1579]; which deed is yet in the hands of my mother Peter and by some other deeds whose dates I know not bought in the fee of the greatest part of sd. lands, I for the protection of my heirs declare that my wife and I have levied a fine of all the lands that descended to her from her ancestors and my mother-in-law Peter by deed dated 31 May 1654, she being exx. to Abraham Peter Esqre, decd. released and made over to me all her right in sd. lands and therefore they are to pass in same way as the inheritance of lands I had by my sd. wife by a deed dated 2 June 1654.

To poor of Stoke Fleming £5, Dartmouth £5, Shillingford, Exminster, Charlton, Dodbrooke & East Allington £3.

To Captain William Reynell £40 by £8 a year.

To my servant Robert Featherstone £10.

To my wife's servant Joan Hele for the care she took with my son John decd. & her often watching with me in my sickness £30.

To Emlyn Oliver the nurse £5.

To Peter Browse who was so long my father's servant £4.

To my trustees my tenement & lands called Weeke in parish of Townstall & Manor of Stoke Fleming now set at a justment rent of £40: 16: 0: a year & lands called Stokewood in Stoke Fleming set at a justment rent of £13 & another tenement in Agilswell at a justment rent of £27, to pay debts & legacies.

If my daughter Elizabeth die unmarried her portion shall remain to my son George S, or if he be dead without issue to my brother John S, & if he be dead, to the heirs of the sd. John, or if he leave none, to the younger children of my sister Duke & sister Quicke equally.

To my beloved wife Alice for life all the residue of her lands not already made unto her in jointure & the use of all my household goods.

I forgive to my kinsman & servant Josias S, £200 which he oweth me.

To Captain Owen Lyndsey the tenement he now dwells in in Southtown Dartmouth for 3 lives to be by him nominated, in case I do not seal his lease agreed on for the same in my lifetime.

To my wife Alice all money in my custody except my gold coin which I give to my daughter Elizabeth S.

To my mother's servant Augustine Weare 40/-.

Residue to my daughter Elizabeth S, & son George S, whom I make joint exors. & desire my dear wife to be careful & faithful in their pious education.

(W) Jo: Southcott, Will: Tayllor, Ric: English, Sign Janae Holditch, Testis Edward Luscombe, Sign Elizabethae Courtney, William Hodge.

Admon. cum Test 30 May 1664 to Alice Southcott, widow, mother of Elizabeth & George S. [P.C.C. 64 Bruce] (Sir Oswyn Murray, 'Wills', Vol.31. O.M. Coll. 8/36.)

The will was proved in May the same year

1669	Rates records. [This rate was divided between church, bread and wine, gaol and hospital]. In general church and other Cullompton rates (have not looked at potwater rates yet) too incomplete and no names of properties to be used for sequence of owners). A John Walrond paying rate in Cullompton 'for part of Hellyers'.] An Emlen Parris is recorded paying £4 for Mrs Peters estate (this is relatively high). (Devon RO 2404A/PW2) [n.b. Paris family continue to have a presence in Cullompton and chose family names, this Emmeline likely to be related to the Walronds Emmeline?]
1674	No familiar names shown paying on more than five hearths in Stoate's publication [a John Walrond paying on five – not enough for this to be the Walronds?] of the Hearth Tax – though the return is damaged at the top and some names are missing. John Banton and ? Cockram both paying on nine hearths, several houses in the parish paying on six hearths. (Stoate, T L, (ed. and pub.) *Devon Hearth Tax Return Lady Day 1674*, 1982, 21). [n.b. June Severn considered that the hearth tax returns do cover the house, and states that a Walrond was paying on 7 hearths (Notes by Joan Severn found at the Walronds). [Joan Severn may have had access to another Hearth Tax return held by the National Archives at Kew.]
1675	Cullompton as part of the route from Bristol to Exeter shown on Ogilby's 'South-West Highway Atlas', the first accurate survey of roads in the West Country, pre-dating the Turnpike Trust improvements, and illustrated with strip maps. Pirated versions of Ogilby's huge folio volume were produced in a format that could be carried in a saddle bag and were used by travellers. Ogilby described the road from Bristol to Exeter as '...in general no ill road, being indifferent well frequented, and everywhere accommodated with fitting entertainment for travellers'.
1678	Alice Lapthorne, the daughter of John and Emmeline, was buried at Marldon church. James Davison, who visited the church 22 September 1846 noted her name on the grave slab of John Peter and his wife. The slab was then in the N aisle. The church was later restored and the slab moved into the tower. (Davison, James, 'Church Notes South Devon', MS in the West Country Studies Library.)
1681	Another town fire in Cullompton. (Devon RO 1926 B/W/P1/1)
Late C17	The Walronds acquired by Sir William Portman. The property is described by June Severn as becoming 'an obscure item on the Portman rent roll'. [n.b. Does the date of acquisition by Portman relate to the date of Alice Lapthorne's death?]. June Severn notes that a bundle of deeds marked Ashwater includes 1671 reference to lease of a close called Byeland in Compton Pool, 'late in the tenure of Christian Peter, widow, and now of Arthur Langdon', suggesting she may have died before 1671. Walronds typescript says the sale to Portman took place in 1670. *The Book of Cullompton* states that the tenant in 1690 was Henry Walrond of Bradfield and there was

a 99 year or 3 life lease to the Walronds. Notes by June Severn found at the Walronds state that the three lives were Henry, John and Edmond. [By the late 18th century and up until the 1830s the Walronds was known as 'Edmund Walrond's House']. ('The Walronds, Cullompton, The Owners', typescript notes by June Severn found at the Walronds and another typescript and *The Book of Cullompton*, 2001, 43 and Land Tax Assessments, Devon RO).

1698 Celia Fiennes travelled through Cullompton from Wellington to Exeter. She complained that the miles between Wellington and Exeter 'were very long miles' and wrote 'Culimpton is a good little market town, a Market Cross and another set on pillars (such a one was at Wellington but on brick work pillars); here was a large Meeting of neer 4 or 500 people, they have a very good Minister but a young man, I was glad to see soe many tho' they were but of the meaner sort, for indeed its the poor receive the Gospell, and there are in most of the market towns in the West very good Meetings; this little place was one continued long streete, but few houses that struck out of the streete', (Morris, Christopher (ed.), *The Journeys of Celia Fiennes*, 1947, 244-245)

1712 A sort of church rate levied. Moneys received included Henry Walrond Esq 3s 4d and 'of the occ of Mr John Walrond' 10s 8d. (Devon RO 2404A/PW2). [No house names given. n.b. John Walrond a possibility for living at the Walronds?]

1716 Cullompton Potwater [presumed to be the Walronds?] rate paid by Henry Walrond of Bradfield. Walrond seems to have paid not only for house but for 'gatehouse' – presume side entrance. (Typescript notes by June Severn found at the Walronds) [Keystone has been unable to find the primary source for this]

Record of arrears of those who had not paid the church rate begins 'Major Walrond rent', £1. No house named. (Devon RO, 2404A/PW2)

Edmund Walrond of Uffculme marries Thomasine, widow of John Yeates of Silverton. Marriage settlement includes Hayne, Silverton. (Devon RO 1926B/W/T/6/5). Her marriage settlement when she married John Yeates in 1703 had included Hayne in Silverton (Devon RO 1926 B/W/T/6/4a-b), so Edmund seems to have acquired this substantial house through his wife.

1717 27 October. Reference to Edmund Walrond, son of Henry Walrond in a copy will of Thomas Helmore of Colompton. Edmund received a bequest of 1 guinea (compared with 20s to a servant and 5s to each of 3 apprentices). The remainder was to go to Thomas's wife, Elizabeth, executrix 'to be assisted in her duties by Henry Walrond, junior, esq, and John Wright of Langford, each to receive £5 within 1 year of the testator's death. (Devon RO, 48/8/1).

1718 Date on building of extension to the Manor House, which has a staircase very similar to the balustrade of the Walronds' stair.

1724 Henry Walrond died. He had two sons, William Henry and Edmund, and left his house in Cullompton, with the orchard and two fields belonging, to his third son, Edmund. (Devon RO1926B/W/W/27)

1728 2 August. Will of Henry Walrond of Exeter Esq. Probate granted 15 March 1728/9.

The testator owned mills in St Mary Steps; estate at Littleham; lands in Plympton and a leasehold in Otterton. His estate included a 'leasehold estate in Cullompton' to go to his mother and brothers in trust for his son, Clement Walrond. His law books to his eldest son, Henry. His main property was in Tidwell in East Budleigh, which was bequeathed to his mother and brothers (Mary Weekes, Francis Walrond and John Walrond) for use for the maintenance and education of his son, Henry Walrond, while at the Temple until age 24. (Devon RO, Pearse Box 60/2). [n.b. Keystone does not think this relates to the Walronds, the dates don't fit.]

1738/9 28 February. Indenture between Edmund Walrond of Silverton, gent. and James Smith of Cullompton yeoman – for consideration and rents lets part of a messuage and tenement in Fore Street, that is that part on the north side of the entry, containing one Great Hall and one parlour with the chambers over the same, one chamber adjoining to the hall chamber and the cockloft over the same the wall garden the orchard the stable the pound house the cyder press and engine therto belonging also the use of the furnace now in the possession of John Fowler occupier of the south part of the sd dwelling house when John Fowler or his assigns do not use it. All aforesaid premises being now in use and occupation of William Bidwell with all ways paths passages waters watercourses to N of messuage excepting to EW [Edmund Walrond] trees. From 25th March next for 7 years at £11.10s rent'. The usual terms were appended, the tenant to keep the premises in repair but with special reference to the cider press. (Devon RO 1926B/W/L/116)

William Bidwill is probably the same as William Bidwell, a Cullompton sergemaker and member of the Society of Friends who, with others, in 1740 was leasing 'Two fields of marsh the King's Highway on the N Water Lane on the east' (Devon RO, 874D-O/T/24)

There are two John Fowlers listed in Cullompton in a directory published in 1794 (*The Universal British Directory of Trade, Commerce and Manufacture*, 1794, on-line). [Neither is likely to be the John Fowler installed in the south half of the house in 1739, but they may be children or grandchildren following traditional family occupations. Their occupations were 'serge maker' and 'dyer and maltster', might explain the furnace, used for brewing? and dyeing?]

The tenure of a 'John Smith' at the Walronds, likely to be descendant of James? was remembered and recited in an abstract of title of 1954 (Abstract of title of Mrs Margery Neatby, 1954, in bundle of deeds held by the Cullompton Walronds Preservation Trust).

c.1745	Part of record of church rate. In the 'Town Quarter, Madm Walrond' was paying £230 per annum for the parsonage. [Compare, in Bradfield Quarter, William Walrond paying £216 for Bradfield Barton]. Craddock Quarter included Mr Edward Manley 'for pt Walronds' £5 and Edward Hitchcock Senior for 'pt Walronds'. [Presume these last were agricultural as not part of the 'town' quarter]. (Devon RO 1926 B/W/PI/4).
Late 18th Century	Church rate. Includes Occrs [occupiers] Mr Edmund Walronds, 2 ½ d. [this is probably too small a sum to relate to the Walronds as some houses were rated at 4d and 5d]. (Devon RO, 1926 B/W/PI/5).
1779 and 1780	The Land Tax assessments name the property as 'Edmund Walronds House' – it continues to be called this until 1831, throughout the Land Tax Assessment records. The house is distinguished from a separate taxable unit 'Walronds Ground'. This is sometimes shown in separate occupation from the house. James Huish is given as the proprietor and occupier of the house in 1779-1780. (Land Tax Assessments, Devon Record Office). James Huish was buried at Cullompton 6 June 1784 (Cullompton burial registers on-line).
1785	Reference to indentures dated 8th and 9th December between Robert Baker and Henry William Portman of Bryanston. Also that Robert Baker redeemed the Land Tax on 18th June 1789. Witnesses Mr Coles Symes and Robert Baker (junior). Price £800. ('Notes on Old Walronds Deeds' typescript found at the Walronds) According to Lysons, Baker also owned the Manor of Moorehayes in the parish, inherited by the Bakers through a marriage to the heiress of Moore of Moorehayes in 1711 (Lysons, D and S, *Magna Britannia*, Vol.6, 1822.) The initials RB and HBB carved on attic mullioned windows and noted by June Severn made her consider that father and son probably lived at the house for a period. (Notes by June Severn found at the Walronds). Baker senior was married to Alice Crosse. June Severn says that Baker senior was a Tiverton lawyer who also bought and lived in the Manor Hotel. ('The Walronds, Cullompton, The Owners', typescript notes found at the Walronds and *The Book of Cullompton*, 2001, 44). A Robert Baker was buried at Cullompton 13 December 1764, perhaps grandfather of Robert Baker, father of Henry Blackmore Baker? (Cullompton burial registers on-line)
1786-1800	The Land Tax Assessments show Amy Huish as proprietor and occupier of 'Edmnd Walrond's house'. (Land Tax Assessments, Devon Record Office). Amy Huish was the widow of James Huish. She is mentioned as the wife of James Huish in the will of Jane Cruwys, d.1765, widow of Henry Cruwys of New Inn and Hillersdon. (National Archives PROB 11/914, transcribed by Debbie Kennett).
1792	Date and scratched initials N W on old glass in dining room window. (Audio tape 2 by June Severn.)

1796	October 25th. A town fire broke out in a hayloft opposite the shambles. Seven good dwelling houses were destroyed besides several cottages and outhouses. (un-named newspaper in Cullompton Newspaper Cuttings file, West Country Studies Library)
1797	Town said to have a population of 4,000 inhabitants in more than 600 houses. The principal part of the town is described as 'consisting of houses tolerably well built (some slated, and some thatched) has of late been much beautified by the possessors...'. The wool trade is described as employing most of the poorer inhabitants but 'of late years has been rather defective'. (Polwhele, R, *The History of Devonshire*, 1797, 3 vols., vol. 2, 1977 reprint, 252).
1803	The Land Tax Assessment gives Robert Baker as the proprietor and occupier. (Devon RO)
1805	The Land Tax Assessment gives Robert Baker as the proprietor and the Reverend John Sydenham as the occupier. He was born in c.1765 and was from the 'Skilgate (in Dorset) branch' of the family. He lived at the Walronds from 1803 until his death in 1827, buying the house in 1824. He married first Frances Crosse of Knowle in Cullompton. She died 4 March 1836. (Sydenham, Dr G F, *The History of the Sydenham Family*, 1928, 176-190). [n.b. June Severn says he was descended from a Barnstaple bookseller. Keystone has not found the source for this].
1811	The shambles in Fore Street was removed and a new market hall built. (Murray Foster)
1815	October 19th. Henry Blackmore Baker, Esq. of Cullompton (later owner of the Walronds) was judged not to be a lunatic. A long, contested case brought by his brother, Robert Baker and his sister, Miss Holway Baker was heard by the Commission of Lunacy in Exeter. The *Exeter Flying Post* described the case as a 'most extraordinary trial' attracting 'an assemblage of most of the beauty and fashion of this city and county' from the previous January. The case was reckoned to have cost £8,000, more than half to be paid by the petitioners. Seven doctors had been involved. 80 witnesses from various and different parts of the kingdom had attended, and 52 of those had been examined to give evidence in support of the commission, with 40 summoned on the other side, 30 who testified. The report noted that when examined by physicians 'it appeared that Mr Henry Baker had devoted his time and attention with considerable success to Homer and Anacreon in the Greek and to Virgil and Horace in the Latin, which he was able to render correctly, tho' not elegantly, into our own language'. [Presumably this skill was one of the ways he demonstrated he was sane, rather than proving he was a lunatic.] *Exeter Flying Post,* 19 October 1815. The Baker brothers, Robert and Henry Blackmore, both died in the 1840s and are commemorated in Bickleigh church with brasses. Their sister, Holway, married the rector of Bickleigh, a Carew (information from the web, reliable, includes photographs of monument).

1820 Thomas Carew Clark of Tiverton marries Holway Baker of Cullompton, 7th December, at Melcombe Regis in Dorset. Witnesses Robert Baker and Frances Sydenham. Melcombe Regis marriages on-line. [Presume this Frances is Frances nee Crosse, John Sydenham's wife and Robert Baker's sister-in-law]

1823 The Land Tax Assessment gives 'H B Baker Esq. and others' as the proprietors of 'Edmund Walrond's House' and the occupier as the Reverend John Sydenham. (Land Tax Assessments, Devon RO)

1824 2 Feb. Lease for a year, H H Baker to Rev John Sydenham. H H Baker described as 'of Cullompton' and eldest son and heir of Robert Baker. The document was signed in Fenchurch Street, London. 'House described as late in the occ. of John Smith dec. Robert Baker, dec. and for a long time of John Sydenham', ('Notes on Old Walronds Deeds', typescript by June Severn found at the Walronds)

1825 The Land Tax Assessment gives the Reverend John Sydenham as the proprietor and occupier of 'Edmond Walrond's House', so presumably Sydenham, had bought it from 'H B Baker Esq. and others' since 1823. (Land Tax Assessments, Devon RO)

'The Reverend John Sydenham made his will 15.5.1826. Died 15.12.1826. His widow Fanny d. 4.3.1836. Frances, Margaret and Mary revoked claim to £2,000 each and John Philip Sydenham borrowed £500. In 1866 he repaid it. ('Notes on old Walronds deeds' typescript by June Severn found at the Walronds). [If this is right, the 1827 date below is wrong.]

c.1825 Painting of the west side of Fore Street, including the Walronds by George Sydney Shepherd, (1784-1862). The house is shown rendered.

1827 Rev. John Sydenham died 22 December 1827, aged 63 at his house in Cullompton. He had made his will 15 May in the same year. He left a bequest to his only son, John Philip Sydenham, b.1803. John Philip was educated at Tiverton [presumably Blundells] and Exeter College, Oxford, where he matriculated in 1821 aged 17. (Sydenham, Dr G F, *The History of the Sydenham Family*, 1928, 189, 659-660 and 696). [n.b. This publication gives John Philip as only son, and says nothing about John the father marrying twice (as June Severn states) or about John Philip's sisters, who are listed in census returns.

1831 The Land Tax Assessment gives the proprietor and occupier as Frances Sydenham, presume John's daughter, above. [Query. Why was the house not left to John Philip? He received his MA in 1827.]

1832 John Philip Sydenham married first Sarah Dally 1832, only daughter and heiress of John Pugh of Thorverton, and then Mary Elizabeth, widow of Edward Bartlett. He had three children who survived into adulthood: John George, b. 1837 at Thorverton, educated

Marlborough, matriculated 1854, aged 18. Philip Thomas Wadham, b.1844 (the year his first wife died); and George Philip, baptised 1868. (Sydenham, Dr G F, *The History of the Sydenham Family*, 1928, 189-190).

1836 John Philip Sydenham produced a (doubtful, according to June Severn) 7-sheet pedigree of his family entitled *The Genealogy of the ancient and distinguished family of Sydenham and the Descent of the Reverend John Philip Sydenham M.A. through various illustrious lines from the Blood Royal of England and the several Armorial Quarterings to which he is legally entitled. Collected from the Records of the College of Arms*, London (Sydenham, Dr G F, *The History of the Sydenham Family*, 1928, 659-660).

1839 Another town fire. This one started on the western side of the 'principal street', 132 houses and cottages destroyed, including the whole of New Street. (Lewis, Samuel, *Topographical Dictionary of England*, 1840.)

1840 Cullompton was described as consisting of 'one principal street roughly paved from which some smaller streets diverge'. Principal articles of manufacture were 'broad and narrow woollen cloth, kerseymere, and serge, which afford employment to several hundred persons and are still increasing', (Lewis, Samuel, *Topographical Dictionary of England*, 1840.)

1841 Shown as house and garden (No 2239) and orchard (No 733), landowner Jane Sydenham, occupiers Frances Sydenham and William Petre. [Who was Jane Sydenham? And who was William Petre?] (Devon RO, Cullompton tithe map and apportionment)

The 1841 census lists six people in the household. Margaret Sydenham, aged 40 and her sister, Mary, aged 30 [judging from the 1851 census they were both slightly older than this], both describing themselves as 'Independent' and three women household servants.

At this date Robert Baker still owned 667 acres in Cullompton and Henry Blackmore Baker owned 247 acres. (Census returns, West Country Studies Library)

1850 Rev John Philip Sydenham, curate, listed in Cullompton but no address, (*White's Directory)*.

c.1850/1860 Account books of the Webber family, blacksmiths and clock-makers who kept the PO at Thorverton, show that replacement window catches and furnishings were supplied to the Walronds in this period. (Audio tape 2 by June Severn.) [Keystone has been unable to find the source for this in the Devon Record Office and presumes that June Severn may have seen records in private hands.]

1851 The 1851 census lists eight people in the house on census day. John P Sydenham, aged 47, was head of the household. He described himself as 'County Magistrate, MA, not having cure of

souls'. His first wife, Sarah Dally, only daughter and heiress of John Pugh of Thorverton, had died 4th May 1844. He was living with three unmarried middle-aged sisters, Frances, aged 54, Margaret, aged 53 and Mary, aged 45. The only sister with an occupation was the eldest, Frances: 'house [*sic*, presume housekeeper is meant] of railway paymaster'. John P Sydenham's 7-year old son, Philip, was also living at the house and there was one man servant and three women servants. (Census Returns, West Country Studies Library and Sydenham, Dr G F, *The History of the Sydenham Family*, 1928, 189).

1851 First? guide to Cullompton, illustrated with eight views, published. The Upcott family were clearly predominant, with a woollen mill at Shortlands (immediately rear of the Walronds), said to be the last in Cullompton, and two Upcott houses in Fore Street, one being the Manor House. The family of the Reverend J P Sydenham, J P, owned the original document in which the town was granted the watercourse by Thomas Wappelegh, Abbot of Buckland, according to this guide. (Mitchell, J C, *Eight Views of Cullompton and Neighbourhood; together with a concise compilation of Explanatory Particulars and Description*, 1851)

1855 Rev John P Sydenham made rector of Willand (Sydenham, Dr G F, *The History of the Sydenham Family*, 1928, 659-660).

1857 Rev John P Sydenham, M.A., Magistrate and Rector of Willand, Fore Street, no house name given, (*Billings Directory,* 1857)

1860 8 October. Mortgage, Rev J P Sydenham and others to G and C Watts and J Burch, later transferred on death of Watts. ('Notes on old Walronds deeds' typescript by June Severn found at the Walronds)

1861 The 1861 census lists nine people in the household. John Philip Sydenham, head of the household, Justice of the Peace and clergyman, aged 57 and his [second] wife, Mary Elizabeth, whom he had married in 1859, widow of Edward Bartlett. Two of his sisters were also in the house: Elizabeth, aged 55 and Ellen, surprisingly young at 16, unless this is an error. His 16-year old son, John George, who had been born in Thorverton, gave 'clergyman's son' as his occupation. One man servant was described as a 'groom' and there was a cook, a housemaid and a 14-year old 'page'. (Census Returns, West Country Studies Library). [Had he borrowed himself out of debt with the mortgage, hence the groom and page? Mrs Beeton refers to a page or 'footboy' in her *Book of Household Management*, published 1861, so perhaps the page was not as old-fashioned a servant as it sounds, but it is listed low down in her huge list of household servants, suggesting that they were usually found in larger households]

1863 John George Sydenham marries Mary Hooper. He had matriculated in 1854, aged 18, received his MA in 1861 and was curate of Bridgwater, Somerset, 1861-3, Shebbeare, Devon in 1864-8, and

Maulden, Beds 1872-4. They had four children who survived infancy: John Philip, Brida Dally Pugh, George Mervyn and Frances Dora. (Sydenham, Dr G F, *The History of the Sydenham Family,* 1928, 659-660).

1870 Frederic Burrow, on the death of a solicitor in Cullompton, purchased the succession to the practice. This had been set up by Frederick Leigh in 1813, he later took a Crosse into the partnership. Frederic Burrow, then of Willand, became a partner in 1844. Burrow was a Liberal Party agent in 1868 and 1884 and clerk to most local clubs in Cullompton, e.g. the Farmers' Club (Devon RO, introduction to the Burrow and Co catalogue).

Frederic Burrow becomes a magistrate, (*Exeter Flying Post* 30.3.1870)

1871 The 1871 census lists five people in the household. John P Sydenham, aged 67, magistrate and rector of Willand and his Berkshire-born wife, Mary, aged 63. They had three servants: two women and William Johnson, aged 13. (Census Returns, West Country Studies Library).

1874 Rev Philip Sydenham died, 4 November at Cullompton. (Copy of death certificate found at the Walronds).

1876 26 December. Conveyance of the Walronds to J G Sydenham. J P Sydenham's will is dated 1 Jan 1874, he died 4.11.1874, will proved 2.12.1874. His will had appointed Thomas Carew Daniel of Stoodleigh Court and Francis Henry Carew of Bickleigh, his trustees, to provide Thomas Wadham Sydenham [presume AKA Philip Thomas Wadham, b.1844] with £1,000 and allow his widow, Mary Elizabeth the use of the house for her lifetime. 'By a deed poll of 26 November Mary Elizabeth renounced her rights as no money for Thomas Wadham and house sold to John George for £1,500, also including the extra garden, late in the occupation of John Robert Bowerman and Mrs Jane Benham, and formerly the property of Henry Danberry Melhuish and Alfred Harvey, and also the Blacksmith's Richard Western's, formerly Mr Wolland, subject to the life interest of Margaret and Mary. (Frances having presumably died).' ('Notes on old Walronds deeds' typescript by June Severn found at the Walronds.)

Miss Yeoman reports finding children's names and heights written on the plaster of the upstairs room in Craft Cottage, presumed to be the night nursery of the Sydenham family, 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. Presumably this was Frances Dora, then aged six, the youngest child of John George and Mary. (MS notebook of Miss Yeoman, found at the Walronds and Sydenham, Dr G F, *The History of the Sydenham Family*, 1928, 189-190).

1878-9	Mr John George Sydenham, address given as Fore Street, Cullompton. No house name given. Frederic Burrow, address given as Queens Square, described as 'solicitor, perpetual commissioner to administer oaths in Supreme Court, and for taking acknowledgements of married women, clerk to the magistrates, Highway Board, Willand School Board, town clerk to Bradninch Corporation, deputy coroner and agent for Phoenix Insurance Company'. This is by far the longest entry for anyone in Cullompton (*Whites Directory*, 1878-9)
1881	The 1881 census lists five people in the household. John G Sydenham, 'clerk in holy orders', aged 45, Mary Hooper Sydenham, his wife, aged 44; Brida Sydenham, their daughter, born at Shebbear, aged 14, 'scholar' and Frances Dora, daughter, aged 10. There was one female domestic servant. Cullompton had a population of 2,938 in 657 houses.(Census Returns, West Country Studies Library).
1888	31 December. Mortgage J G Sydenham to Frederic Burrow. Sydenham borrowed £1,132. 'Westerns' [now known as the Merchant's House] now occupied by John Perkins'. ('Notes on old Walronds deeds' typescript by June Severn found at the Walronds).
1889	Publication of OS map. The Walronds named in black letter (the Manor House is not). The burgage plot has a T-shaped block at the west end, similar to the tithe map, but reduced since 1841.
1889	Frederic Burrow, LL.D. solicitor; coroner for the Crediton District; clerk to the magistrates for the division of Cullompton; clerk to the burial board and feoffees of charities; Commissioner to administer oaths in Supreme Court; perpetual commissioner for taking acknowledgements, Devon. Address given as Fore Street, Cullompton. (*Kellys Directory*, 1889)
1890	14 March Rev. John George Sydenham died at the Walronds. (MS notes by June Severn found at the Walronds.)
1890	25 March. Conveyance by Mrs Sydenham to R G Collins, then 26 March R G Collins conveys the Walronds to Frederic Burrows. (Notes on old Walronds deeds' typescript by June Severn found at the Walronds.) [In effect Burrow forecloses on the Sydenhams].
1891	The 1891 census lists seven people in the household. Frederic Burrow, aged 49, described himself as 'solicitor and county coroner'. His wife, Charlotte Beal was 50. Their son, Raymund, aged 19 was an articled clerk in a solicitors' office and their daughter Frances was 18. There was a cook and two housemaids. The house next door, 'Westerns' [now known as the merchant's house] presumably named after the blacksmith, Richard Western, who had been living there for many years and was aged 81 in 1881, was now described as 'premises used for business only'. (Census Returns, West Country Studies Library)

1891 Newspaper article

‘An Historic House at Cullompton
There are few finer old residences in this neighbourhood than “The Walronds,” Cullompton. Every visitor to that thriving town who has an eye for the old and picturesque must have admired the commanding appearance of the place, with its courtyard and its ivy covered walls. At one time it no doubt stood alone in its glory, and then, with every side visible to the passer-by, it must have looked even more striking than it does now. Probably in its early days it was surrounded by a park, but the “changes and chances of this mortal life” compelled one or other of its various owners to part with the larger portion of the adjoining land, and houses have been built close up to its walls on either side. Mr. Frederic Burrow, LL.D., one of Her Majesty’s Coroners for Devon, is the present owner and occupier of the Mansion, and by his kind permission we recently looked over it and made some notes of its history and its most striking features.

The house is a fine old Elizabethan Mansion in the Tudor style of architecture, and is built of flints and masonry. It was erected by one of the sons of Sir William Petre, shortly before the death of Queen Elizabeth, and was completed in 1605, its founder two years previously having been elevated to the peerage as Baron Petre. There are several finely moulded coats of arms of the Petre family in various parts of the house. Over the mantel-piece (which is of oak) in the dining room is the first we saw. The arms are those of husband and wife, the dexter side showing the husband’s arms (two escalop shells with a bend between them, containing two cinque foiles and a chough in the middle), with the letters H P, I P on one side, and H P and E P on the other, the date 1605 surmounting the whole. An old history of Exeter states that the Petre family flourished there more than three centuries ago, the offices of Bailiff and Mayor being held by the family in 1537, 1562, and 1575. Sir William Petre, LL.D., was born at Exeter and became Secretary of State in the reign of Henry VIII., and continued to occupy that position during the reigns of Edward VI., Queen Mary, and Queen Elizabeth. He assisted Henry VIII. in the dissolution of the monasteries, and died in the fourteenth year of the reign of Queen Elizabeth. Baron Petre, who is in Orders of the Church of Rome, and domestic chaplain to the Pope, is the present head of the family, which traces its history back to Sir William Petre. Mr. F. Burrow has communicated with him, and by his desire Mr. Walter Mudford, of Tiverton, has taken numerous photographs of the exterior and interior of the house for him. After a time the house passed into the Portman family, and about a hundred years ago was occupied by Edmund Walrond, from whom it took its present name. It was then acquired by the Baker family (a branch of the Carews, of Tiverton), from whom the Rev. John Sydenham (grandfather of the late Rev. John George Sydenham) purchased it in 1825. About eighteen months ago Mr. Sydenham died, and then the mansion was purchased by Mr. Frederic Burrow, LL.D., who at present resides there. Mr. Burrow had the place thoroughly restored at an expenditure of nearly

£1,000, and during the work several windows opening over the court-yard, and containing old roughly-made diamond panes of glass, were discovered. They were probably covered up at the time the Window Tax was imposed, and had remained hidden ever since. The window tax for the house amounted to something like £28 a year !

Mr. Burrow is an excellent guide. He personally conducted us over the house, and made our visit thoroughly interesting. We will describe the tour of inspection in detail. Entering the court yard from Fore-street we had a wing of the house on either hand, and the bold and lofty front before us. The whole of the building harmonises exactly. Passing through the substantial oaken front door into the entrance hall, our attention was immediately attracted by the remarkably massive black oak partitions on either side. The work appears to be very old, and the wood seems to have been cleft with the axe or adze, and the clearly seen irregularities in the surface show that the “planing” was done with the same implement, probably long before the planing and plane was invented. The oak has been varnished, and presents a fine appearance. Harmonising with the rest of the Hall, the floor has been tiled with an early English design. An oak door on the right leads into the large dining-hall, a handsome room about 23 feet long by 18 feet wide. All around the walls, from floor to ceiling, is a panelling of dark oak, and there are a cornice and frieze round the ceiling. The most striking feature of the room is the finely moulded coat of arms over the mantel, already described. The old-fashioned open fireplace, with is large moveable iron grate, adds considerably to the comfortable appearance of the room, especially as the flames from a real winter’s fire were leaping up into the enormous chimney. All the window ledges in the house are very broad ; here they are about two feet across, the walls being quite three feet in thickness. The floor is of oak, and is only covered here and there in a tasteful manner by Oriental mats ; while a small pipe organ at the end of the room adds to its pleasant appearance. Several old and finely executed portraits hang around the walls. We were informed that they belonged to the late Admiral Shield’s family, to whom Mr. Burrow was related by marriage, and to the bulk of whose property he succeeded on the death of the Rev. G. H. Shield, formerly rector of Holy Trinity Church, Exeter. In one corner of the room, on a wooden pedestal, is an antique granite font, at which for many and many a year children were baptised in the church above named. It was removed from Holy Trinity about thirty years ago, when the then rector (Mr. Shield) presented a new font to the church.

Perhaps the most delightful room in the house is the drawing room. Apart from its ancient associations it is extremely interesting. It is formed of one of the projecting wings, and is panelled with dark oak like the dining hall. There is also a carved frieze running under the cornice all round the room. Below each of the three windows is an old-fashioned window bench, now seldom seen. The carved oak mantelpiece is a magnificent piece of work, containing some fine details of leaves and fruit. It is supposed that it is of more modern date than the house. The beautiful moulded ceiling, which was a

feature of house decoration in the reign of Queen Elizabeth, and the fine proportions of the room are singularly striking. There is a secret cupboard in the panelled wall, which had evidently not been opened for a great many years when Mr. Burrow took possession of the premises. The workmen who discovered it found some antique bottles therein containing liqueurs of various kinds, some of which they took to the nearest chemist. When he had pronounced them drinkable they (the liqueurs) quickly disappeared. A small bottle labelled “Acqua di Felsina and Bologna” and bearing a finely engraved picture still contains some perfume. Every panel in the room is brightened by a miniature picture, the effect of which is extremely pleasing, and there are historic portraits around the walls. Among the “likenesses” of local celebrities is that of the late Mr. Bethell Walrond, of Dulford House, which was presented to Mr. Burrow at Frankford-on-Maine, in Germany, when he went there to arrange the affairs of the late Lady Janet Walrond, daughter of the late Earl of Rosslyn. One of the little pictures treasured by Mr. Burrow is a pen and ink sketch of a vase of fruit done by the late Sir John Walrond the last time he sat on the bench at Cullompton Police Court. After the magistrates had left Mr. Burrow picked it up and had it framed, and it is now occupying a prominent position among the many interesting things in this interesting room.

On the left hand side of the entrance hall is the library, which was the “Justice Room” in the late Rev. J. P. Sydenham’s time. Very old and massive is the door of this room. It is probably one of the original doors of the house. From this room we passed through a passage into the other wing of the house, which is used as the dining room. This apartment has been modernized. One of the three windows had been closed up for about forty years, ever since the Window Tax was first imposed. It appears from an old table of taxes that houses with forty windows (which this house has) were taxed at £28 a year. There is a large beam across the ceiling, common to all old English houses, and a number of fine old paintings hang around the walls. Many of them formerly belonged to the late Mr. Bethel Walrond, Mr. Burrow having purchased them at a sale at Christie’s in London. It is a singular coincidence that so many of the Walrond relics should have found their way to a house called “The Walronds,” and also that one of the manors belonging to the late Bethell Walrond, namely the Manor of Aller Peverell, should have been purchased last year by Mr. Burrow in order to attach the manor to the house. The kitchen, housemaid’s pantry, &c., are all very old. Attention may be directed to the kitchen lobby, the walls of which are formed of alternate pieces of black oak, running from floor to ceiling, with plaster between each piece, after the manner of old English buildings. It is lighted by a quaint little window through an aperture slanting through the wall something like the “Skew” bridges on the Exe Valley railway.

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. Over the drawing room is a large bedroom, approached by a picture-hung passage. It contains an old moulded ceiling similar to that in the room below, and a very broad and originally handsome cornice, which is now, after the lapse of nearly 300 years, somewhat uneven. 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. Over the fireplace in one of these rooms, which overlook the pretty garden at the back, is a finely moulded design of flowers and fruit, which is probably as old as the house. What was originally the state-bedroom, situated in the other wing, is, as it ought to be, the finest room in the building. It is approached by an arching of oak, richly carved and ornamented. On entering we were struck with the grand appearance of the magnificently moulded ceiling. The principal bosses forming the focus of the patterns are surrounded by numerous Cherub heads from all points. There is also a coat of arms over the fire-place, corresponding with that in the Dining Hall, and bearing the date 1605. The large front window is so much higher than the floor that there is an old step running the whole length of the window, to enable persons to look out. At the back of an old cupboard in the wall is a window which remains covered up. Several enormous attics occupy the top of the house. They are now used as store rooms, for books and papers, hundreds of which are methodically arranged about the floors with titles of contents. Among the papers relating to public matters are those dealing with the Grand Western Canal, of which the late Mr. F. Leigh was the promoter and principal clerk for many years, being succeeded by the late Mr. Partridge, of Tiverton. There are also papers connected with the Coronership from 1846 to the present time – the Cullompton Turnpike Trust, which expired several years ago ; the Cullompton District Highway Board, which existed from 1864 to 1884 ; the Borough of Bradninch, of which Mr. Burrow was Town Clerk and Clerk of the Peace for many years, and until it was dissolved by the Municipal Corporations Act. Not the least interesting of the papers labelled “Sir John Kennaway, Sheriff, 1866,” are those relating to the respite of Charlotte Winsor the Torquay murderess – the contract made with Calcraft for hanging a woman called Mary Ann Ashford and a man called John Grant, who was convicted of murder at the Devon Assizes. Old packets of deeds dating back to Queen Elizabeth’s reign are clean and distinct after the lapse of 300 years. Glancing round the attics we marvelled at the enormous thickness of the stone walls and the large pieces of oak used in the construction of the roof and floor joists. Windows look out from the gables of the house in four different directions, and we explored part of a secret staircase (now stopped up) which formerly led from another part of the building to the attics. The stairs leading down into the kitchen lobby are spiral, like those of a church tower, the steps being formed of blocks

of oak, several inches thick. The steps radiate from a massive oak pillar, round which are placed at different heights several wooden handles to assist persons going up and down stairs. They are more substantial support than the modern bannister rails.[?] Tuesday 22 December 1891 [*Tiverton Gazette and East Devon Herald.* Date based on internal evidence and title from Ian Maxtead's book on Devon and Cornwall newspapers.

[n.b. The Essex RO have a record of payment to Frederic Burrow for the photographs, but do not hold the photographs. On their advice Jo Cox has made a preliminary effort to contact the Petre family just in case the photos survive in family hands. No reply]

1892 The Walronds purchased by Frederic Burrow. Judging from the above this is an error and he actually acquired it in 1890. (*Kellys Directory*, 1893.)

1893 Frederic Burrow, LL.D. address of private residence given as 'The Walronds', his commercial address is given as Fore Street. He is described as 'solicitor; coroner for the Crediton district; clerk to the magistrates for the division of Cullompton, commissioner to administer oaths in Supreme Court; and perpetual commissioner for taking acknowledgements, Devon.'

Alfred Burrow, address of private residence given as Paradise House, commercial address the same. He is described as 'solicitor and clerk to the burial board'

Burrow is identified as having founded a new Cullompton charity of £10 yearly, to be applied to the purchase and free distribution of books to parishioners of Cullompton. He is identified as one of the chief landowners in Cullompton with William Wyndham Grant; Colonel Sir William Hood Walrond Bart., the vicar, the rector and Frank Sellwood.

For the first time in a directory, the Walronds is described at length in the account of Cullompton, much the same as in the newspaper article above:

"The Walronds" now the property and residence of Frederic Burrow Esq.LL.D one of the coroners for Devon, is a fine Elizabethan mansion of flint and masonry, in the Tudor style; it consists of a central block with two wings, and was begun by Mr John Petre Kt. MP created in 1603 Baron Petre of Writtle, shortly before the death of Queen Elizabeth and completed in 1605; over the oak mantel-piece in the drawing-room, is an impaled shield of arms of the Petre family, with initials, and the date of 1605. After a time the house passed to the Portman family, and about 1790 was occupied by Edmund Walrond, from whom it took its name. It was then acquired by the Bakers, from whom it was purchased in 1825 by the Rev. John Sydenham B.A. sometime rector of Brushford, Somerset, and subsequently belonged to the Rev. John George Sydenham M.A. on whose death, in 1892, the mansion was purchased by the present

owner, who had it restored at an expenditure of nearly £1,000 and during the work several windows opening to the courtyard, and containing old glass were discovered: the entrance hall has massive partitions of black oak on either side, constructed of boards cleft and roughly fashioned with an axe or adze: an oak door on the right leads to the dining-hall, a handsome room about 23 by 18 feet: the walls, from floor to ceiling, are lined with panelling of dark oak, and the ceiling is enriched with a cornice and frieze; there is a wide, open fireplace, with a large moveable grate, and over the mantel-piece the shield of arms, already alluded to: the floor is of oak, and the walls are hung with portraits of the Shield family: the drawing-room contained in one of the projecting wings, is also panelled with dark oak, and has a carved frieze running under the cornice all round the room: below each of the three windows is a bench: the carved oak mantel-piece is a magnificent piece of work, containing some fine details of leaves and fruit: the ceiling is beautifully decorated in plaster: within the panelling a secret cupboard, which had evidently not been opened for a great many years, was disclosed in the course of repairs, and in it were found a number of antique bottles containing liqueurs, and one labelled “Acqua di Felsina and Bologna”, with a finely-engraved picture, and still containing perfume: the room is hung with miniatures and other portraits, including one of the late Mr Bethell Walrond, of Dulford House. To the left of the entrance hall is the library, formerly the “Justice Room”, with a very old and massive door: in the other wing of the house is a modernized dining-room, with a number of fine old paintings hanging upon the walls: the main staircase, approached through the dining hall, is of old oak, panelled on one side, and having carved oak balusters: the bedroom over the drawing room, approached by a picture-hung passage, has moulded ceiling and a broad and originally very handsome cornice: the state bedroom, in the opposite wing, is the finest room in the building and is approached by an arched doorway of oak, richly carved and ornamented; the ceiling is richly treated and adorned with bosses, surrounded by heads of cherubs: over the fireplace is a shield of arms, similar to that in the dining-hall, and bearing the date 1605; the upper storey consists of attics, now used as store rooms for books and MSS. Some of which date from the reign of Queen Elizabeth : the kitchen and housemaid’s pantry are ancient, and the walls of the lobby leading to the kitchen are formed of pieces of black oak, running from floor to ceiling, alternating with plaster work between each piece, and lighted by a quaint little window: the walls of the house are of enormous thickness, and huge balks of oak have been used in the construction of the roof and floor joists; and there is a secret staircase (now stopped up) which formerly led from part of the building to the attics: the stairs from the kitchen are spiral, the steps being formed of blocks of oak, several inches thick, radiating from a massive oak newel, in which wooden handles are fixed at intervals to assist persons going up and down stairs.’ (*Kelly’s Directory,* 1893).

[This must rank as one of the longest descriptions of a domestic building in Kelly’s Directory – Hillersden House in Cullompton receives only two lines, and it seems plain that Burrow, a very proud owner insisted on, or paid for its inclusion.]

1897 The description of the house above (see 1893) is repeated, with the death of the Reverend John George Sydenham changed to 1890. (*Kellys Directory*, 1897).

Frederic presented Victoria Hall, in Tiverton Road, to the town. (Snell, J F *Devonshire* in Mate's County Series, 1907, pp.179).

1899 Frederic Burrow's career described: 'he constantly worked in his office for twelve or fourteen hours a day, seldom taking a holiday for many years'. He never missed a day on the bench and never had a legal decision overturned in his whole career. (*The Biographer and Review*, Vol III, April 1899, 182-183, Devon RO, 74B MF22.)

1901 In the 1901 census the Burrow family was described as 'absent, solicitors' office in the rear'. Westerns [The Merchant's House] was 'used for business only'. (Census Returns, West Country Studies Library). [Perhaps the family were in their London House in Elgin Crescent, see 1907 below.]

1902 By 1902 Frederic had gone into business with his son and another partner, and his commercial address is given as Burrow, Son and Miller, Solicitors, Fore Street. (*Kellys Directory,* 1902)

Frederic is described as 'the author of some works on the History and Principles of English Nonconformity (being descended from an old Non Conformist family) having a circulation in England and America. He had honorary degrees, an M.A., LLD and Ph.D confirmed by diplomas from American universities. By this date he resided principally in his London home. (article in *Men of the Day*, July 1902, 50-51, Devon RO, 74B MF22).

1903 Publication of OS map. The Walronds named in black letter. Significant differences to burgage plot compared with 1889, suggests amendments to property boundary by Frederic Burrow, who also owned 'Westerns' next door to south.

1906 By 1906 Frederic Burrow seems to have retired. He is shown only in the list of private residents in Cullompton, address the Walronds, not in the list of businesses. Alfred Burrow was residing at Upton House and the firm, now Burrow and Miller, was still based in Fore Street. (*Kellys Directory*, 1906).

1907 Both Frederic and Alfred Burrow receive brief biographical entries with photographs in J F Snell's *Devonshire*, Mate's County Series. Frederic appears in the 'County Gentry' section, Alfred in the 'Professional' section. Frederic's address is given as The Walronds and 60, Elgin Crescent [presume the Elgin Crescent Notting Hill/ Kensington]. Son of the late Robert Burrow, who had been a Cullompton solicitor. Frederic was born in 1841. Fellow of the Royal Geographical Society, Lord of the Manor of Aller Peverell, patron of the living of Bow. List of his professional positions. Presented Victoria Hall to Cullompton in 1897 and donated two gardens

adjoining the Baptist Chapel, the rents from which were to pay for religious publications distributed amongst those 'found willing to receive them'. In 1901 appointed Vice-President for the North Kensington District for the League of Mercy in connection with the King's Hospital Fund for London. Notes that he was presented to their Royal Highnesses the Prince and Princess of Wales in 1902. States that he had travelled extensively, on the Continent, United States, Canada, Ceylon, Egypt, India and Palestine. Married Charlotte, daughter of Alfred Harvey, in 1865. Club: National Liberal.

Alfred was born 1867. Address Upton, Cullompton. Educated at Lord Weymouth's School, Warminster. Articled to his father, subsequently worked in London, admitted a solicitor in 1888, senior partner in Burrow and Miller, Cullompton. Lists his public offices. Liberal in politics and had officiated for some years as agent to the Liberal Party. Recreations: shooting and fishing. Married in 1897, Madeline Barr, daughter of George Edmund Price. (Snell, J F *Devonshire* in Mate's County Series, 1907, pp.179 and 71).

October 10th. Frederic Burrow died (Abstract of title of Mrs Margery Neatby, 1954, in bundle of deeds held by the Cullompton Walronds Preservation Trust). He died, aged 66, in Bournemouth, where he had been living for some time. His body was brought back to Cullompton by train and the Baptist Pastor officiated at his funeral, the service held in the non-conformist chapel of Cullompton cemetery, in Tiverton Lane. The vicar of St Andrews took a part in the service and the bell of St Andrew tolled. His favourite hymn: 'Pilgrims we are and strangers here' was sung. The bearers were tenants of his. He was buried in the cemetery, where his mother and father were buried. (Unattributed newspaper cutting in Devon RO, 74B/MF22). One of the more personal and touching letters was from W E Crosse Crosse, The Rectory, Bow (Burrow had the advowson of Bow), written to 'Mr Collins'. The writer turns down an invitation to stay in Cullompton, saying he had to baptise a baby that was returning to Wales 'who will probably otherwise never be made a Christian' and to see a sick farmer: 'I feel that I have lost my best friend – he is to me 'in loco-parentis' and what my mother will do without him I really scarcely know'. (Devon RO, 74B/MF22)

An obituary notes that he gave a B bass instrument valued at £20 to the Cullompton town band. 'About ten years ago he left Cullompton and took a town house and travelled because he loved it and for the benefit of his health'. He had been Liberal Agent for Baron S Stearn in 1855 and later for Sir John Phear. (*Express and Echo*, October 15th, 2007, Devon RO, 74B/MF22)

An account of Frederic's funeral stated' Cullomptonians of all shades of religious and political opinions had their blinds drawn on Thursday last while the funeral was taking place of Mr F Burrow L.L.D, F.R.G.S' (*Tiverton Gazette and East Devon Herald*, October 22nd, Devon RO, 74B/MF22)

Another account of the funeral refers to people joining the cortege

as it proceeded through the town. After the relatives' coaches came a coach containing Mrs E M Crosse (Bollealler) and her oldest son, Rev. W E Crosse Crosse (*Tiverton Gazette and East Devon Herald,* October 27th 1907, Devon RO, 74B/MF22).

1910 The description of the Walronds was prefaced by: 'now the property and residence of Mrs Burrow'. The firm of Burrow and Miller presumably dissolved by this date as it is not mentioned and Alfred is listed in Fore Street as 'solicitor and commissioner for oaths and clerk to the burial committee of the Parish Council and clerk to the magistrates'. (*Kellys Directory*, 1910.)

19 August Deed of Gift. Mrs Charlotte Beal Burrow gave the Walronds to her son Alfred, along with Westerns (house next door to S), Veryards, Upton, Peverstone, Winham, Rents and Lordship of Aller Peverell, Murchs Lizwell, Daisyland, Andrews Farm, Higher Shutlake, Raymonds Tenement, Tithe Commutation Rent Charges on Trumps and Mutterton Moor Allotments. (Notes on Old Walronds deeds' typescript found at the Walronds.). The date of the Deed of Trust is confirmed by an Abstract of title of Mrs Margery Neatby, 1954 (bundle of deeds held by the Cullompton Walronds Preservation Trust.)

?-1914? June Severn says let to Major Holden until WWI. (*The Book of Cullompton*, 2007, 45). Undated newspaper article by 'A.E.S.' reports that the house, in the ownership of Mrs Burrows, widow, had just been let to Major F A Holmden. 'The Walronds had, up to a few days ago, been unoccupied for quite 16 years. To many, including this writer, this seemed somewhat curious, in view of the general and great demand that now exists for places that have been preserved and handed down to posterity in their original construction and equipment through the changing ages of several generations'. It then goes on to provide a lengthy description, almost word-for-word that of the newspaper article of 1891 and concludes 'The present owner of "The Walronds," Mrs. Burrow, has had the interior and exterior thoroughly renovated, and the house, which ranks as one of the oldest in the town, presents an even more attractive appearance than before'. (Cullompton Newspaper cuttings file in the West Country Studies Library)

1914?-1934? Commander and Mrs Plumpton were Roman Catholic. June Severn records that during World War I they brought down a party of nuns to escape zeppelin raids on London. Commander Plumpton came from a family of sanitary engineers in Cullompton and they produced manhole covers locally. Mrs Plumpton and her friend, Mrs de las Casas, fitted out an office extension (built at the rear of Craft Cottage) by Frederic Burrow, as a Roman Catholic chapel, pending the erection of an RC church proper in Cullompton. (Notes by June Severn, found at the Walronds and *The Book of Cullompton*, 2001, 45).

1919 The Walronds described as 'the property of Alfred Burrow Esq. and now (1919) unoccupied'. The description is also amended. The

	Shield portraits in the dining room had been replaced with 'portraits of the Holmden family, formerly seated at Tenchleys in the County of Surrey, including with others of the Tudor period one of Sir Thomas Gresham, and one of Sir Thomas Holmden, who married Beatrix Gresham in AD 1621'. There were also 'a number of fine old portraits of the Holmden family' in the Justice Room. At the end of the description a new sentence states 'the house also contains many big game specimens'.
	Alfred was still living at Upton with a telephone number of 22. (*Kellys Directory*, 1919.)
1923	Commander James Plumpton is listed as living at the Walronds. The references to the paintings and big game specimens had been removed from the description of the Walronds, so presumably Plumpton acquired the house unfurnished. (*Kellys Directory*, 1923.)
1929	The New Roman Catholic church in Cullompton was opened 11th August 1929, funded by Mr and Mrs Manuel de Casas. Mrs Plumpton attended. It was reported that services had previously been held in the Walronds, then in a public building. Mr and Mrs de las Casas were leaving Cullompton for Canada. The year before there had been a court case arising from the search for a site for the church (Father O'Malley, an RC priest was sued for breach of contract, Alfred Burrow acting for the priest). The case suggests that Commander Plumpton and the de las Casas couple had had some sort of disagreement in the course of searching for a site. (*Devon and Exeter Gazette*, 12:8:1929 and 22:3:28, Cullompton Newspaper Cuttings file, West Country Studies Library)
1930	Commander James Plumpton R.D., R.N. R. (ret.) was still at the Walronds, Alfred Burrow, living at Upton, was working from Fore Street. (*Kellys Directory*, 1930).
1934-1942	The Walronds occupied by a teaching order of nuns The Sisters of Mercy who ran a school in the town at Heyford House in the Bullring. They had parlour boarders and several boarding pupils. ('The Walronds, Cullompton, The Owners', typescript notes by June Severn found at the Walronds and MS notes and *The Book of Cullompton*, 2007, 45). Their website indicates that the nuns came from Surrey and a publication *Our Lady of Dolours Cullompton School*, n.d., states that the nuns came to Cullompton at the request of the Reverend A M Bouchier, M.C. According to this publication ' "The Walronds", a unique property belonging to A.Burrow Esq. Solicitor, came into the Sisters' hands through the courtesy of this gentleman who has been kindness itself' (17).
1935	The Walronds was still owned by Alfred Burrow but no tenant is named and it is not listed in the addresses of private residents. Kellys lists an RC church, but no location, Reverend A M Boucher, priest. (*Kellys Directory*, 1935.)
1939	As Kellys 1935. Alfred Burrow shown as the chief landowner in the parish, with Charles Robert Sydenham Carew, and is described

	as 'Lord of the Manor of Aller Peverell'. He was still living at Upton and working from Fore Street. Nobody is listed as residing at the Walronds. (*Kellys Directory*, 1939).
1941	Alfred Burrow dies, leaving his property to Madeline Burrow, Dorothy Clifton and Janet Ellery. (Abstract of title of Mrs Margery Neatby, 1954, in bundle of deeds held by the Cullompton Walronds Preservation Trust).
1942	The Reverend mother of the nuns died (*The Book of Cullompton*, 2001, 45)
1942-1945	To prevent troops being installed (American troops at the Mansion had insisted on removing the leaded lights from the windows, as they considered they made the house too dark), Alfred Burrow's niece , Miss Burrow and her friend Miss Blake and Miss Blake's father occupied the house. The garden was worked as a market garden and geese and poultry were kept. Miss Burrow, who was the county bee organiser, looked after the apiary. (Notes by June Severn found at the Walronds and *The Book of Cullompton*, 2001, 45-46).
1944	June 27th Madeline Burrow and Janet Ellery, the personal reps of the late Alfred Burrow sold 'Westerns' [now the Merchant's house] to Percy Hugh Nichols and Charles Martyn Nichols' (Memo listed under 1890 conveyance R G Collins to Frederic Burrow. ('Notes on old Walronds deeds', typescript found at the Walronds).
1949	By 1949 Madeline Burrow, Dorothy Clifton and Janet Ellery had died. (1954 Abstract of title of Mrs Margery Neatby, 1954, in bundle of deeds held by the Cullompton Walronds Preservation Trust).
By 1950	Dinah Margaret Castle [daughter of Janet?] and Richard Henry Ellery had been granted probate on Janet Ellery's estate and it was sold to Mrs M B Neatby in 1950. (Abstract of title of Mrs Margery Neatby, 1954, in bundle of deeds held by the Cullompton Walronds Preservation Trust). Mr Nigel M Neatby was an antique dealer (and later curator of Saltram for the National Trust) and found it a good setting for antiques. The Neatbys installed a modern bathroom upstairs and a kitchen on the left hand side of the front door. He stripped the staircase. Later they divided the house. (Notes by June Severn found at the Walronds and *The Book of Cullompton*, 2001, 46).
1951	In 1951 Mrs Neatby sold off the portion of garden to south of the Walronds burgage plot and the south west portion of the orchard to Alec Ayliffe, vetinary surgeon, of Winham Cottage, Cullompton, Mrs Neatby reserving the right of access to water from the old town water supply which ran down the boundary, which was to be put into pipes by the buyer. (Conveyance of June 18th 1951, in bundle of deeds held by the Cullompton Walronds Preservation Trust)
1954 June	The Walronds was divided. The south wing was sold by the Neatbys to Mrs Brocklebank and became the Little Walronds (*The Book of*

Cullompton, 2001, 46).

The 1954 abstract of title has a good deal of information on the plot of land, rear of No 10 Fore Street, which was part of Walronds property by then [presume the 'extra garden' acquired by John George Sydenham. It is described as: 'pt and pcl of two messes or dwghses gdns and orchards and hrdts on the west side of the High Street (then called Fore Street) Cullompton afsd late in the occupation of John Bowerman and Mrs Jane Benham and on the west end or side of the same last mentd gds orchards and hrdts [this seems to be the burgage plot behind the Walronds] & then divided from the same by a newly erected brick wall wch sd gdn or orchard intendd to be thrby convd was bounded on the North side by the lands thrnbefe firstly descbd & on the South side by lands of Joseph Foster on the East by the other or remng pt of the sd gdns orchard or hrdts so divdd fr the gdn orchard and hrdts with the sd messes or dwghses stdg on the smae (* incldg the sd newly erected brick wall) had been prchsed by & convd to John Robert Bowerman & on the west by the lands thrinbefe firstly descbd wch sd gdn or orchards and hrdts thrnbefe secondly descbd and intended to be thrby convd were for many years in the occon of sd John Philip Sydenham and formerly the ppty & in the possn of Henry Danberry Melhuish & his tenants since of Alfred Harvey & his undertenants and arwards of sd J P Sydenham but late of sd John Geo. Sydenham or his tenant and then of sd Mary H Sydenham or her tenant & cont. 1 rood & 28 pchs or thrabts'. (Abstract of title of Mrs Margery Neatby, 1954, in bundle of deeds held by the Cullompton Walronds Preservation Trust). [This is a rather cumbersome route to discovering a 'newly- erected' wall (presume in 1954) and the fact that the Neatbys acquired what seems to have been the 'extra garden' that the Sydenhams had and sold it (known from another document in the bundle, in 1951)]

?1954 Estate Agent's sale particulars for the Walronds (part), presumed to be 1954 (Agent Thorne and Carter). Price filled in in ink, £4,950. (Found at the Walronds.)

1954 July. The north part of the Walronds was sold by Neatbys to Miss I V Yeoman. She and her niece, June Severn, fell in love with the place and did not have a survey. Ivy grew over the attic windows and between the roof and attic floors [MS notebook of Miss Yeoman, found at the Walronds]. The ivy was removed in 1954, the pointing below found to be in good condition. Two small window openings were discovered in the little cellar (under the stairs), these were 'excavated', the bars replaced and windows reglazed. In the winter of that year the base of the window mullions facing the court were repaired. (Audio tape 2 by June Severn.)

1955 Winter. Miss Yeoman reports that when she bought the house it was covered in layers of paint, yellow on the surface, white and brown below. One layer was grained. 'I think it was in the winter of 55 we came to a sudden decision. I felt sure the coats of arms were painted in colour when new. Somewhere under all that mess traces of colour might be found. So with great daring, and some

hope we set to work. It took the two of us three weeks poised on steps, to wash, scrape, rub with the assistance of paint remover, before we reached the base. And then just as we had hoped, we found specks, patches, lines of the original colours, just as they had been more than 350 years ago. My niece set to work to restore the coats of arms with this result. The little shield over the door was also smothered in paint but when scraped revealed indications of colour. (MS notebook of Miss Yeoman, found at the Walronds]).

1958 Little Walronds sold by Mrs Brocklebank to Mr and Mrs Borgars (*The Book of Cullompton*, 2001, 46).

1962 Miss I V Yeoman buys the south part of the Walronds. 'The Walronds, Cullompton, The Owners', typescript notes found at the Walronds. This was neglected and they immediately repaired the S wall, which was partially taken down and rebuilt (during warm weather), the best of the stone used for the outer skin, brick from part of the building to rear, which they demolished, used for the inner skin. The new walling had ties and a damp course. Concrete lintels replaced the oak lintels, which were in poor condition, over the windows. Miss Yeoman had planning permission to pull down half the brick building at the rear (presume Frederic Burrow's office extension, later used as RC chapel) to create 2 garages and a turning circle: the 'existing' galvanised iron garage was at the far end of the orchard. Little more was done in the 1960s as Miss Yeoman's health began to fail. (Audio tape 2 by June Severn.)

1962-4 The medieval water supply through Cullompton was the subject of a dispute. It had been maintained by Tiverton RDC, but after the construction of a new sewage plant they no longer required it to flush out the sewers from time to time and were not willing to maintain it. (Cullompton Newspaper Cuttings file, West Country Studies Library)

1969 Miss I V Yeoman died. June Severn inherited the property. She had little capital for repairs. The trees in the old orchard (partly planted by Frederic Burrow, she thought, some earlier), were coming to the end of their lives. She obtained planning permission for a building plot at the front of the orchard, facing Shortlands Lane. [Laurel Dene]. It proved complicated to arrange an easement for drainage and eventually a drain to serve the new building was constructed through the garden to join up with the house drainage, 1:54 fall. She was advised that it was adequate to serve 10 bungalows but would not have wanted to test this out. The entrance was moved '80 feet down the lane' and the back drive refurbished (previously a cart track through the orchard). The money from the sale was used to help restore the cob and stone rear wing, which became known as 'Craft Cottage' because it had a spinning room in it. 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 by June Severn and *The Book of Cullompton*, 2001, 46).

1970 Craft Cottage was restored. The roof was stripped and all the

wormy Victorian lath and plaster removed from the upper floor. An interesting roof was revealed and an interesting screen, the uprights numbered in Roman numerals 1-7. Number 4 had been removed to accommodate a doorway and nailed in beside the door. June Severn kept this upright. She decided to expose the roof timbers. The roof was re-covered. Asbestos slates were put on the N side, the best slates saved and put on the S side. The timber was treated for worm, the upper floorboards repaired and the roof lines and insulated. The first floor of the S side of the main block was refurbished at the same time to make a large granny flat. This was let to a number of families over a 15-year period. Mr John Collins, who stayed for three and a half years, bought a second orchard plot and built a bungalow on it. This was called Little Walronds. (Audio tape 2 by June Severn and *The Book of Cullompton,* 2001, 46)

1971 To raise capital for repairs June Severn obtained planning permission for a building plot at the west end of the orchard, facing Shortlands Lane and sold the plot in 1971 to Brian and Patricia Long, for whom a bungalow, Laurel Dene, was erected, building work in train in the same year. It proved complicated to arrange an easement for drainage and eventually a drain, 1:55 fall, to serve the new building was constructed through the Walronds garden to join up with the house drainage before exiting via the narrow slot between No 4 and the Walronds to the sewer in Fore Street. (Foul drain drawing by Lucas Roberts and Brown, architects of Exeter, 28th July 1971 in bundle of deeds in the possession of the Cullompton Walronds Preservation Trust.)

This is one of two drawings which helpfully shows the drain from the bungalow, Laurel Dene, to the sewer in Fore Street [56] June Severn sells plot at W end of the property to John Collins and his wife.

1981 June Severn sold another plot of land at the rear of the Walronds to David John Collins and his wife, Pauline, who had been tenants of hers, Mr Collins having helped her to keep the Walronds repaired and a bungalow, 'Little Walronds' was erected (Bundle of deeds in the possession of the Cullompton Walronds Preservation Trust).

Fire at the Manor House (Newspaper Cuttings file, West Country Studies Library)

1986 The additional plot associated with the bungalow, 'Little Walronds' was sold.

1989 June Severn realised that major work was needed, e.g. rewiring and repairs to leaded light windows. To raise money she sold the S wing to Misses Daphne and Beatrice Reeves on a 999-year lease. The sale included the two garages and an enclosed garden for each of them. The smaller garden had been the stableyard, the larger had been the tennis court. Listed Building Consent was granted 26th October, ref. 89/01906/LBC, for a new doorway and partition to provide separate access to existing first floor flat. Plan and elevation by Stanley F Palfrey for Miss June Severn. The internal partition introduced, ground floor rear (Craft Cottage) has since

been removed. The plan shows new doorway inserted from route alongside the house and some doors removed. (Plan found at the Walronds; Audio tape 2 by June Severn; Bundle of deeds in the possession of the Cullompton Walronds Preservation Trust.)

The sale to the Misses Reeves meant that June Severn had the capital to rewire, overhaul the plumbing and replace most (but not all) of the leaded lights in the house. The firebreaks in the house were improved and regularised – Miss Severn was keen to avoid flying freehold in the division of the property. The main blocks of the attic was re-lined to provide usable bedrooms on both sides of the house.

After the division June Severn decided to live largely upstairs in the north side of the house, leaving the two panelled rooms for entertaining and charity events. The Walronds had many different visitors and groups of visitors, e.g. the National Trust put on a Christmas shop in the house, schoolchildren, students and post-graduates visited. The plans of the house were drawn by post-graduate architecture students.

At the time the tape was made June Severn considered that there was still a lot to be done. The lower staircase window needed attention and the window in the attic in the N wing. Tie beams installed in the 19th Century, presumably out of anxiety about the roof spreading or subsidence, made the N wing attic difficult to use.

She considered that there were two means by which more of the history of the house could be understood: archaeological excavation in the garden, where there had evidently been extensive buildings (mullions and other worked stone found in the garden: stable block and other buildings assumed), and searching the Portman and Walrond papers to better understand the late 17th-century and 18th-century periods.

Mature walnut tree in garden blown down in gales (June Severn, audio tape 2)

1994 March. Ground floor windows to Fore Street boarded up after vandals broke the windows three times in three months, *Western Morning News*, 19.6.1999, (Cullompton Newspaper Cuttings file, West Country Studies Library)

1996 Cullompton Town Council commissioned a study from the Harrison Sutton partnership to consider options for the use of the Walronds and the adjacent Merchant's House, but the town council found they could not proceed with any scheme. (Michael Woodcock's Notes)

1997 Cullompton Walronds Preservation Trust was set up by Mrs Jane Campbell at June Severn's request, using a model document provided by the Architectural Heritage Fund. Niall Phillips was commisisoned to undertake a feasibility study which was used as the basis for an HLF bid in June 1997. The Reeves sisters and June Severn withdrew their interest and tried to sell the house by auction,

	but could not find a buyer. (Michael Woodcock's Notes)
1999	Outline planning permission for the construction of purpose-built single-storey sheltered housing units in the rear garden and change of use of the house to warden's accommodation and residents' centre was refused on 16th February by Mid Devon District Council, Ref. 93/01477/OUT.
2001	14th May. Listed Building Consent granted for insertion of replacement glazing and fitting protecting polycarbonate sheets with associated fixings over 2 no. ground floor windows on Fore Street elevation (Mid Devon District Council website, reference number 01/00447/LBC). This was to protect the windows (which had previously been boarded up) from further vandalism.
c.2003	June Severn sold a second plot of land to Roger Perry (*pers. comm*. Michael Woodcock)
2004	June. Daphne Reeves died, leaving her property to Beatrice. 6th September, June Severn died, leaving her property to the Cullompton Walronds Preservation Trust
2005	Application for outline residential development for one dwelling at the rear of the buildings leading to Shortlands Lane withdrawn by the Cullompton Walronds Preservation Trust. (Walronds planning file provided by Colonel Michael Woodcock) 21st November. Permission to proceed with felling two cypress trees in the Walronds garden in the Cullompton Conservation Area following notification to Mid Devon District Council. (Walronds planning file provided by Colonel Michael Woodcock)
Before 2006	The Cullompton Walronds Preservation Trust took out a loan from the Architectural Heritage Fund in order to be able to buy Beatrice's part of the house. She died in 2006, leaving her estate to the Trust, who were able to repay the loan
2005	Fabric survey by Jonathan Rhind, which indicated repair costs of £941,000 without professional fees or VAT. Urgent works carried out as a result of the survey (roof leaks stopped, buttress to stair turret) were undertaken by Kervaig conservation of Keynsham and Gerry Cottle, the Exeter steeplejack. It was intended to develop a partnership with the Landmark Trust but when they acquired a property in Silverton and a sponsor, the Walronds no longer fitted their portfolio. (Notes by Colonel Michael Woodcock)
2006	Change of use of private residential garden to provide garden available to the general public granted by Mid Devon District Council 27th April, ref. 06/00583/FULL.

	Listed Building Consent for demolition of double garage and retention of brick wall granted by Mid Devon District Council, 16th May, ref. 06/00584/LBC.
	Permission to proceed with removal of 9 trees and works to one tree in the Walronds garden in the Cullompton Conservation Area granted by Mid Devon District Council 16th May, ref. 06/01099/CAT
	August 19th. Cob garden wall repaired by Richard Tapp of Morchard Bishop: children and volunteers helped (*pers. comm.* Mrs Jane Campbell)
2007	Permission to proceed with works to a lime tree in the Cullompton Conservation Area granted 21st Feb. following notification to Mid Devon District Council. (Walronds planning file provided by Colonel Michael Woodcock)
2007	22 Jan. Date of plan from Mid Devon District Council showing Tree Preservation Order on 14 trees in the Walronds garden.
2008	New Options appraisal on the advice and with the financial support of the Architectural Heritage Fund. This was undertaken by Niall Philips of Purcell Miller Tritton LLP and included a fabric inspection by John Mann and a 2-day public consultation. The preferred option was to use the upper floors and courtyard garden as holiday lets run by the Vivat Trust and the remainder of the ground floor and outer garden for community purposes run by the Cullompton Walronds Preservation Trust. The holiday lets would generate funding to maintain the property, provide new employment and income for the town, while the rest of the property would be used by the community as a welcoming place for a wide range of activities. Both Trusts are looking to bring as many people of different ages, backgrounds and walks of life to the Walronds to enjoy and benefit from its long history and local associations. It is intended to establish a historical study group, a gardening group and tour guides and stewards within an eventual organisation of Friends of the Walronds. The inner garden will be available for those using the holiday lets but flexible arrangements will allow it, and the upstairs of the house to be accessible at times to the community. The outer garden will become a small town park, open every day, free of charge with a path suitable for the use of motorised wheelchairs and mothers with baby buggies coming into town from estates behind the Walronds as an alternative to the congested Tiverton Road (Typescript by Colonel Michael Woodcock)
2008	August and September. The fabric inspection made it clear that more emergency works were needed. Trustees appealed for help and were given immediate assistance by the Town Council, the Heathcoat Trust, the Leathersellers Company and the Society for the Protection of Ancient Buildings. Mid Devon District Council granted £100,100 and Devon County Council granted £250,000.The work was specified by Niall Philips of Purcell, Miller Tritton and undertaken by Ellis and Co of Shepton Mallet. This included a new lintel in the

stair tower, enabling the removal of the 2005 buttress, repair of four leaking roof valleys and work round the rear chimney stack and wall area behind the dining room overmantel which was losing its plaster from water penetration. The top courses of the chimneystack had to be removed and it has been sealed in a wooden jacket and cap as a temporary repair. Three metal bands were put round the SE corner of the building to stabilise the corner for the time being. (Walronds planning file provided by Colonel Michael Woodcock)

Listed Building Consent for removal and reinstatement of the top section of the brick and stone chimney stack granted retrospectively for what had been emergency repairs to rear lateral chimney stack (work started 21 July 2008) by Mid Devon District Council 20th April 2009, ref. 08/02080/LBC. Advice from Mid Devon that the stack should be rebuilt as an historically accurate reconstruction within three years (Walronds planning file provided by Colonel Michael Woodcock)

2009 January. HLF bid applied for and in May received a pass on the first round application.

2009 May. English Heritage granted £150,000 tot eh Cullompton Walronds Preservation Trust

Permission to proceed with removal of one Irish Yew and one Eucalpyptus in the Walronds garden in the Cullompton Conservation Area following notification to Mid Devon District Council, 8th May, ref. 09/00463/CAT.

16th June Permission granted by Mid Devon District Council for change of use of the ground floor from residential to community use, ref.09/00464/FULL.

Appendix Two

The List Description of the Walronds.

ST 00 NW	CULLOMPTON	FORE STREET (west side)
		Cullompton
10/94		No 6 (The Walronds)

24.10.51 GV I Large detached town house. Completed in 1605, with later (C18 and particularly C19) modifications. Built by John Peter, the house came into the possession of the Portman family in the late C17 and was tenanted by the Walronds, hence its name.

Local coursed sandstone rubble with some volcanic trap, and Beerstone dressing. Gabled-end slate roofs, with some asbestos slate to rear of south (left-hand) cross-wing.

Plan: single-depth main range containing through-passage, hall (to the right) heated by an external rear lateral stack, and service-end (to the left) which consists of several small rooms, considerably reordered over the years, but retaining the original buttery, pantry and kitchen; 2 cross-wings which, with the main range, present a symmetrical front, but a markedly asymmetrical rear elevation. The 1st floor of the main range contained 2 main bedrooms, one heated by an external stack that is separate from but adjacent to the hall stack. These rooms were further subdivided in the late C19, when a front corridor was inserted; it is possible, although unlikely, that the upper floor of the main range originally was comprised of a single long gallery; access to it is by way of 2 stairs, a newel from the service-end and a dog-leg string staircase (altered in the C18) which leads up into the attic and which occupies the rear of the north cross-wing forming, in effect, a stair turret with a cellar below, but above ground level. The front section of this wing contains the parlour with a principal bedroom above, both heated by an external lateral stack. The original plan of the south wing is more difficult to reconstruct: the Great Chamber (1st floor, to the front) is heated by an external lateral stack that is corbelled out at this level; the room below, presumably used for storage, was unheated. The wing extended further to the rear than it does now (foundations survive under the rear yard)) but was partially dismantled, probably in the C18. Unlike the remainder of the house this wing is of jointed cruck construction. Original garret accommodation survives here. Some truncated rafters survive at the junction of the wing with the main range suggesting that either the newel stair was separately gabled (cf Bradninch Manor) or that another wing was projected. 2 ½ storeys.

Exterior: front: symmetrical, the main range and the 2 cross wings enclose a small cobbled forecourt. Wings each of one bay with an inner face of 2 bays; main range of 3 bays, the central entrance bay, blind to 1st floor, rising almost to the roof ridge level and separately gabled. Dressed stone quoins and moulded plinth string course. Garret windows, one to each gable wall of wing, of 4-lights; all other windows of 3-lights; all with double ovolo moulded Beerstone surrounds and mullions; all (except gable-wall windows) under sandstone hood moulds. Leaded panes, some latticed, many with stanchions. Wide ovolo moulded door surround. All gables with coping and surmounted by square obelisks. Left-hand (south) elevation: truncated external stack, corbelled

out, heats the great chamber; one 3-light window, with multiple roll moulded surround and mullions, lacking its sill; one old doorway surround not in situ (possibly removed in C19); other windows to this side C19 or C20. The timber carriage entrance arch to the access to the rear tenement, with ovolo moulded surround, is possibly contemporary with the house. Right-hand (north) elevation: external lateral stack with 2 pairs of set-offs heats parlour and parlour-chamber. One 2-light cyma recta moulded stone window to attic, another weathered 2-light window to 1st floor, of indeterminate moulding; the rear part of the wing (containing the stairs) projects with one single-light ovolo moulded window set at 1st floor level to the front face of the projection. Rear: external lateral stack to left with pair of set-offs, with stack serving chamber above attached to it corbelled at eaves level. Stone shafts. One 2-light and one 3-light window to the right-hand side of stack at 1st floor level, one of 3-lights to the left, all with ovolo moulded stone surrounds and mullions, 24 leaded panes per light. 3-light window to ground floor, left of stack, ovolo moulded as above, but with hood mould; a 2-light window to right of stack, has no hood mould, but a composite ovolo and cyma recta mouldings to surround and jambs. Rear door surround with ovolo moulding. To the right of this and set in the angle between main range and south wing is the newel stair turret lit by a 2-light ovolo moulded window to 1st and ground floor level; a quatrefoil and a shallow pointed lancet have been reset at ground level, probably in the C19. Inner face of south wing with 3-light ovolo moulded ground floor window and a C19 chamfered door surround, the other windows also later, the 3-light ovolo moulded window under timber hood mould to rear of wing possibly C18. Inner and rear faces of north wing with 2 and 3 light ovolo moulded stone windows severely weathered; what since the C18 has been the cellar set below the stairs but above ground, is lit by small lancets.

Interior:

(1) Through-passage: ground floor rooms both plank and muntin screens survive, with cyma recta mouldings, hollow step stops, carpenter's mitres; 2 doorways, moulded with cranked lintels to both screens, one to the hall blocked. C18 panelled doors. Service-end: deep chamfered ceiling cross beams to kitchen. Rear newel with octagonal newel post and finial, and original treads and risers. The arrangement of the ground floor rooms at this level has been much altered; post and wattle partitions (possibly C17) survive dividing the kitchen from the other rooms in the wing, but most internal walls are probably C19; the ground floor storage area of the south wing formerly extended well back with 2 deep chamfered cross beams, one with bulbous step stops. Hall: the hall side of the passage screen has had deal horizontal pieces inserted to match the higher end screen that divides the hall from the stair passage; this screen is of 4 tiers, scratch moulding, with debased fluted Ionic pilasters; cornice to room with composite moulding and a frieze of tulips (continuous except to lower end). Chimneypiece with overmantel, dated 1605, stone jambs and lintel with continuous cyma recta moulding and bulbous step stops; the plaster overmantel with strapwork decoration, a central panel containing the impaled arms of Peter and Parris, and swags of fruit and flowers; the whole with 2 Indians as bearers. Cyma recta moulded door surround to front parlour and to stair passage, one with early fielded-panel door. C18 barley-sugar balusters and rail added to C17 main string stair. Parlour (north wing): wall panelling, 5 tiers, the upper panels with inlay work, each divided by decorated brackets; chimneypiece with Ionic pilasters, a cornice forming capitals to pilasters, lintel and jambs with composite ovolo and cyma recta moulding; the overmantel with inlaid wooden arches; dentilled cornice, double detached shafts. Plaster ceiling with single ribbed design based on a central device of 8 radiating ribs, with intersecting squares and angle sprays. 3 C17 window catches survive in this room.

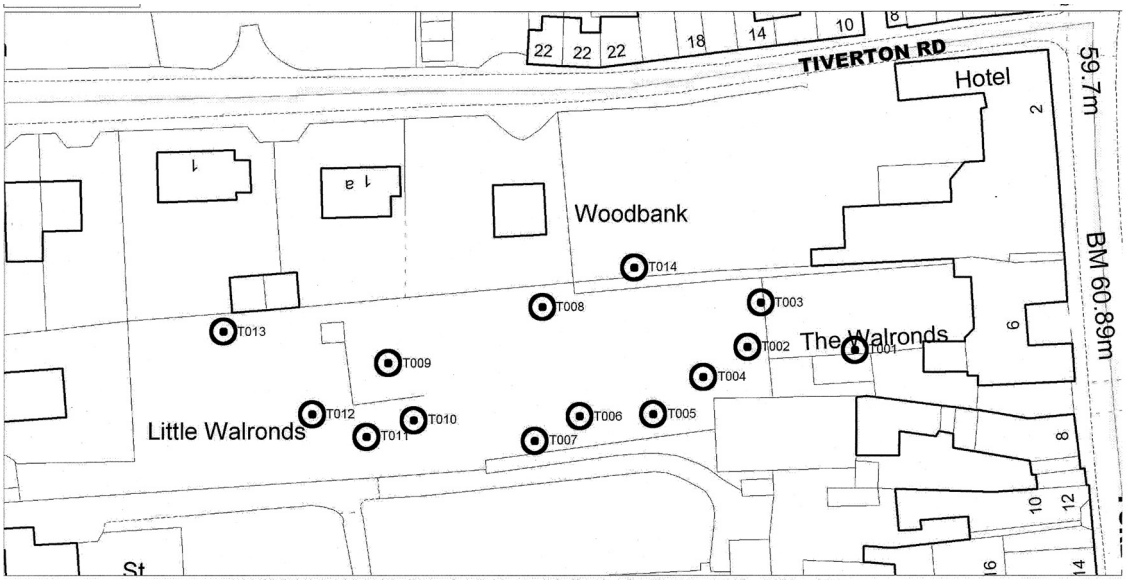
(2) 1st floor: The Great Chamber: fine single-ribbed plaster ceiling with central floral motif, 6 radiating ribs, with squares and concave-sided diamonds, and angle sprays. Chimneypiece with continuous composite moulded stone lintel and jambs, a moulded cornice with fleurons; overmantel with arms of Parris impaling Peter, 2 angel bearers, contained in a strapwork scroll surround and with the date 1605; moulded cornice. The chamber has a small ante-chamber approached through a door-surround with pediment, cranked lintel, and fluted pilasters. Parlour chamber: plaster ceiling with a single motif and single ribs, based on a simplified variant of parlour ceiling design; continuous decorated cornice. Cranked doorway lintel and moulded jambs. Rear bedroom: fireplace with stone jambs with composite moulding, with wooden lintel; overmantel with what is possibly a hop or wheat motif, and a vine.

Roofs and attic: ceiled, coved garret to south wing, with jointed crucks; the remainder cleared of internal partitions in 1890; 3 trusses to main elevation; apex carpentry of principals, mortised and pegged, tie beams. The roof construction of The Walronds bears close affinities with that to The Manor House Hotel of 1603 (q.v.).

References: this fine early C17 town house which is remarkably intact, has not been properly surveyed. Useful notes by Miss June Severn were made available at the time of the resurvey (March 1985). The plasterwork is discussed briefly in K & G French, ‘Devonshire Plasterwork’, Trans. Devonshire Association 89 (1957) 129; it is there suggested that the plasterwork at The Walronds has similarities with the work of William Arnold (cf work at Montacute House, Somerset).

Appendix Three

Tree Preservation Order map and species list



Reference on Map	Description
T001	Yew
T002	Yew
T003	Lime
T004	Maple
T005	Maidenhair Tree
T006	Magnolia
T007	Hornbeam
T008	Lime
T009	Holly
T010	Yew
T011	Yew
T012	Sweet Chestnut
T013	Holly
T014	Monkey Puzzle

Appendix Four

Notes on change in the Yeoman/Severn period recorded on audio tape by June Severn. n.b. Current (2009) interpretation of the house does not always agree with June's .

Justice Room	Notes by Miss Yeoman states that this room (not then in her ownership) had been 'modernised by a new fireplace and completely spoilt'. States that when 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].
Screens Passage	Miss Yeoman reports that this was paved with 'appalling 19th-century tyles, much as you see in some churches' [presume those Frederic Burrow introduced]. Friends in Somerset restoring a pair of old cottages with stone floors that had to come up and offered them to the Walronds. [MS notebook of Miss Yeoman, found at the Walronds]. June Severn, on her Audio Tape 2, states that the slabs came from the Polderns, in Somerset and not good quality slate but Somerton shale. The best were used in the hall, less good slabs used in the garden. While the hall was being re-floored they discovered that the footings [sic] of the screens were decayed and these were repaired.
Drawing Room	'At some time the fireplace received liberal coatings of black paint and the frieze. It was Mr Neatby who removed or began to remove the paint and varnish from the frieze and the overmantle. It has been too much of an undertaking to continue the work'. [MS notebook of Miss Yeoman, found at the Walronds].
Overmantel	Miss Yeoman reports that when she bought the house it was covered in layers of paint, yellow on the surface, white and brown below. One layer was grained. 'I think it was in the winter of 55 we came to a sudden decision. I felt sure the coats of arms were painted in colour when new. Somewhere under all that mess traces of colour might be found. So with great daring, and some hope we set to work. It took the two of us three weeks poised on steps, to wash, scrape, rub with the assistance of paint remover, before we reached the base. And then just as we had hoped, we found specks, patches, lines of the original colours, just as they had been more than 350 years ago. My niece set to work to restore the coats of arms with this result. The little shield over the door was also smothered in paint but when scraped revealed indications of colour. [Initials supposed to be Henry Paris (Emline's grandfather), Humphrey Paris, son of Henry and Emline's father, Henry Paris, Humphrey's father, and John Peter]. [MS notebook of Miss Yeoman, found at the Walronds].
The Nursery	The room above the old kitchen. Miss Yeoman reports finding 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. [MS notebook of Miss Yeoman, found at the Walronds].
Room with vaulted ceiling	Used as nuns' dormitory. MS notebook of Miss Yeoman, found at the Walronds.
Gun Room	Letter from Katherine Stevens to Miss Severn, 7th September 1974. She had evidently known the house as a child when Commander Plumpton was installed. Recollections from her (June Severn had shown her round) and 'Charlie' 'he told me that the Gun Room was down between the Commanders study and the dining room and kitchen. I can't remember it at all, but don't suppose we were encouraged to go inside! Anyhow it seems to account for so much space there that did have me baffled'.
Exterior	Railings between posts thought to have gone in World War II. MS notebook of Miss Yeoman, found at the Walronds. External stonework said to be two skins brown sandstone with rubble in between. Freestone either Beer stone, or Dolbeare stone (the Peters rented Dolbeare quarry off the crown, according to JS). The painting of 1792 shows the place rendered. [n.b. Michael Woodcock has found out that this is dated c. 1825). June Severn mentions (Audio Tape 2) that when she and her aunt cleared off the ivy they found traces of white paint on the quoins, assumed this had been done in the 18th Century. JS states that there once weathervanes on all three finials, one survived (a flag) in working order in 1954 but had to be taken down but which she kept.
Rainwater Goods	Tape by June Severn (Audio Tape 2) notes that in her period at the house (i.e. since 1954) that cast iron rainwater goods had been replaced in modern materials but two gutters on the N and S sides of the front courtyard had to be especially made as they are especially wide. Old photos show that there were earlier downpipes in the front corners of the house. They were evidently unsatisfactory and moved to the street end of the forecourt. June Severn wondered if they might be responsible for the appearance of subsidence on the south-facing wall. There are two old lead rainwater heads. (Where are these old photographs? Not in the Essex RO).
Drains	Legend of passage to the church. There was a drain under the street to the fields. An 1849 survey of drainage 'The Drain Book' published by a government commission, showed that the big houses on the west side of the road had private sewers, which ran under the street, under the east side houses and outlet into the fields beyond (*Express and Echo*, 4:6:1994, Cullompton newspaper cutting file, West Country Studies Library). In 1922, when heavy lorries started coming through the town there was a collapse which revealed ashlar-lined drains about 2 feet high, probably the origin of the secret passage myth.

Chimneys	According to June Severn in Audio Tape 2 there were 7 hearths in the Hearth Tax Returns (see 1674 above) plus two later fireplaces: one added to the originally unheated front left room and one 'in the nursery area'. Both were brick stacks and removed after 1954. All the chimneys had been raised with brick (presume they smoked), all the additions removed and the stacks overhauled by June. The Jackdaw problem was solved with capping and ventilation.
Hall, dining room and winter parlour	According to June Severn in Audio Tape 2 all these rooms were redecorated with modern materials, 1989-1990. Smoke stains in the winter parlour ceiling had a habit of re-appearing. But not after this thorough redecoration. In the dining room the decorator found a coloured shield by the dining room/winter parlour doors and realised there had once been painted shields all round the room. June had always thought the shield over the winter parlour door to be suspect – Victorian – but reckoned that if so, it was based on their realisation that there had been a row of shields all round the room.
Burgage Plot	JS says two burgage plots in width Audio tape 2.
Inside	Reckons granite front door step a Victorian replacement. 2 doors to left of passage originally to buttery/pantry and service quarters. Also what was once a front store room with a cobbled floor, no fireplace. Inner kitchen, now divided into inner kitchen, bathroom and passage. Rear kitchen with stone flagged floor, big fireplace and 35 foot deep well. Encouraged to fill this well in, but JS considered that it assisted with drainage. Rear kitchen divided with 2 temporary partitions to provide 2 halls giving access to stairs to upper floor and ground floor room, used as spinning studio. Describes dining hall overmantel and plain coved ceiling with frieze of tulips, 'upright and reversed'. Mixed lot of panelling in this room, some contemporary with house, some (round windows) Victorian and the reverse side of the screens passage. Floorboards Victorian, was told by carpenter that you could see pit-saw marks. Winter parlour (in N wing). Panelling more of a piece. Nice frieze inlaid bog oak holly and boxwood and similar arcaded decoration over fireplace. Fireplace and frieze painted over, Mr Neatby made a start on removing paint. Some old glass in windows, including NW 1792. Left of screens passage newel stair. Flight to 2nd floor had to be renewed in Mr Neatby's time as was very decayed,

Main stair Modernised late C17 with panelling to wall and barley twist balusters but only as far as first floor.

First floor Originally 4 rooms. Great chamber with overmantel with shield of Peter and Paris family. N wing first floor, similar room less grand, less good plaster ceiling, might have had wooden overmantel? Like room below? Room in well of house has pretty fireplace, plaster overmantel with motif from main ceiling framed like a picture. Original big room in centre of house (now divided up) modest version of more upmarket long gallery, probably used for exercise games, and place to put beds for visitors. Was cut up into 3 rooms with passage in Victorian times. All doorways are 4-centred but when the space was divided up to make more bedrooms some doors were moved around and two Victorian copies introduced. This gave a picture gallery, which Frederic Burrow wanted but the passage/gallery cut the rooms to W off from the windows on the street side of the house. There were no first floor rear windows so he had to make 3 new windows on the garden side [Jo says presume this inferred from the windows, does not seem to be something that F Burrow recorded in any of the published material]. The change spoils vista towards great chamber with its little porch. Behind the great chamber another room with plain but early fireplace, not discovered by J S until a year or two after they came, room had been divided to form Victorian bathroom. Pair of Victorian doors lead to newel stair to top floor and upper floor of kitchen block, used as day and night nurseries in Victorian times.

S room on top floor. Very interesting barrel vaulted room with plaster decoration and cleft floor, the only remaining cleft floor in the house. When the house was re-listed Martin Cherry described it as an original garret. JS looked this up and garret was defined as ‘a watch tower’. This room does look out over the Cullompton land formerly owned by the Paris and Peter families, so maybe was a watch tower.

Door hanging in mid air. Presume originally you stepped off old attic staircase. Tudor doorway, this was blocked up for many years. Not opened until Miss Reeves came to live in the flat. Small room with 17th-century floor, huge beam, no window. JS has seen v similar room at Poundsford House, Taunton, Somerset where it is thought to be muniment room, for valuables. On the other side of the house a framed stair leads past a little lobby (site of the first indoor toilet) then on into attic room originally plastered. 2 attic bedrooms, one on each side of the house. Little room in gable at top of staircase a cockloft, once housed huge lead water tank. Has one side of a Tudor doorway but this may be recycled.

The store room on the ground floor was unheated but Burrow added a Coalbrookdale iron fireplace and wooden floor over the cobbles. (June Severn Audio Tape 2)

Appendix Five

WALRONDS USERS

ACF
BBC Spotlight
Barnardo's
Blind Club
Blundell's School
Broadclyst Art Society
Broadclyst Local History Society
Brownies, Cubs, Scouts, Rangers
CAB
Cancer Research
Children's Hospice South West
Chulmleigh and District Local History Society
Craft Club, Stitchers and Beading
Cullompton Community College
Cullompton Flower Exhibition
Cullompton Town Council
Cullompton-Ploudalmézeau Twinning Association
Culm Valley Spinners
Devon County Council
Devon Gateway Development Trust
Devonshire Historic Buildings Preservation Trust
English Heritage (Launch of at risk register 2008)
Exeter Forum
Help for Belarus
Hospiscare
Hyson Fairs Textiles and Gardens
MacMillan Nurses
Mid Devon District Council
National Trust Culm and Exe Valley Branch
National Trust Quantock Centre
Nynehead Local History Society
Othery Local History Society
Royal British Legion
Senior Council of Devon
Silverton Local History Society
Slimmers' World
Society for the Protection of Ancient Buildings
Somerset Archaeological Society
Somerset Building Preservation Trust
Soldiers, Sailors, Airmen & Families Association Forces Help
St John Ambulance
St. Andrew's Church
Straight From the Studio Art Exhibition
Strollers
SW Association of Preservation Trusts
TGWU
The Devonshire Association Bideford
The Devonshire Association Exeter
Topsham Historical Society
Uffculme Local History Society
Uffculme School
UK Association of Preservation Trusts
West Exe U3A
WI and Tuesday and Chestnut Clubs
Willand Art Group
Willowbank Primary School

Endnotes

1 Cart. Rot. 7 Edw. I. No 33. cited by D and S Lysons, 1822.
2 Finberg and Beresford cite Cullompton as a borough in their *English Medieval Boroughs, a handlist,* 1973.
3 Devon County Council Historic Environment Service records, County Hall, Exeter.
4 F M Griffith, 1984, 13-16; and F J Simpson and F J Griffith, 1993, 149-159.
5 T J Joce, 1915, 302. Joce refers to Mr Murray T Foster of Cullompton as his source of information about the discovery.
6 Steve Reed of Devon County Council Historic Environment Service to Jo Cox.
7 Cart. Rot. 11 Edw. II. No 38 cited by D and S Lysons, 1822.
8 Murray T Foster, 1910, 165.
9 Culm Development Plan Document: Issues and Options Report, July 2007, 12.
10 Will of Thomas Southcote, 'Wills' typescript by Sir Oswyn Murray, West Country Studies Library, O.M.Coll. 8/36.
11 John C Tingey, *Calendar of the Deeds Enrolled within the County of Devon in pursuance of the Statute 27 Henry VIII, Devon and Cornwall Record Society, 4 vols,* Vol II, 327, No 945.
12 B H Williams, 'Petre of Devon, and Peter of Cornwall' in *Ancient Westcountry Families and their Armorial Bearings*, 1916, 201-206.
13 Devon RO1926B/W/L 6/109.
14 Marldon parish burial registers, Devon Record Office.
15 He was involved in a property transaction with William and Henry Walrond at Notisland, a Cullompton property, in 1612.
16 Devon RO, QS 1/2.
17 'Wills' typescript by Sir Oswyn Murray, West Country Studies Library, O.M.Coll. 8/36.
18 His will describes him as Abraham Peter 'of Compton'. He was also described as 'of Compton' in Chancery B and A. Chas.1.9.4-14 23 May 1633. Notes found at the Walronds.
19 Marldon Parish Registers, cited by June Severn in notes found at the Walronds.
20 Somerset RO DD/WY/C306/DEV/11.
21 August 8 Chas. I. [1632/33].
22 This information is added in pencil to the transcript of Abraham Peter's will, presumably added by Sir Oswyn Muarry, the transcriber, ('Wills' typescript by Sir Oswyn Murray, West Country Studies Library, O.M.Coll. 8/36). It may not be inconsistent with June Severn's information that Richard Lee was a moneylender.
23 Chancery Inq.P.M. (Su 2) 581. No 116.
24 Notes found at the Walronds state that a bundle of deeds marked 'Ashwater', presumably in the Devon RO includes a reference to a lease of a close called Byeland in Compton Pool in 1671 'late in the tenure of Christian Peter, widow, and now of Arthur Langdon', suggesting she may have died before 1671.
25 This information is added in pencil to the transcript of Abraham Peter's will, presumably added by Sir Oswyn Muarry, the transcriber, 'Wills' typescript by Sir Oswyn Murray, West Country Studies Library, O.M.Coll. 8/36. The will of Thomas Southcott, 1664, refers to his wife Alice and mother-in-law 'Peter'.
26 Wills' typescript by Sir Oswyn Murray, West Country Studies Library, O.M.Coll.
27 Somerset RO DD/WY Box 115, Cullompton, Pounsford and Padbroke (8), 1742 survey.

28 *The Book of Cullompton*, 2001, 43. To date (4 August 2009) Keystone has not identified the transfer to Portman, or the rental from Portman to Henry Walrond.
29 Devon RO1826B/W/T/6/5.
30 Devon RO1926B/W/W/27.
31 Devon RO 1926B/W/FS 19c.
32 This might be the same James Smith buried at Cullompton on 15th August 1758.
33 Devon RO 1926B/W/L/116.
34 *The Universal British Directory of Trade, Commerce and Manufacture,* 1794, available on-line.
35 Devon RO, 874D-O/T/24.
36 D and S Lysons, *Magna Britannia*, Vol. 6, 1822.
37 *Exeter Flying Post*, 19 October 1815.
38 On-line index to the Taunton Courier.
39 Devon RO, Cullompton tithe map and apportionment, 1841.
40 He is described as 'of Bickleigh' in a lease, North Devon RO, B728/5.
41 Letter from Murray Foster to H Tapley-Soper, 24th February 1922, in the Cullompton Newspaper Cuttings File in the West Country Studies Library.
42 'Notes on Old Walronds deeds' typescript found at The Walronds.
43 Ibid.
44 MS notebook of Miss Yeoman, found at the Walronds and Dr G F Sydenham, *The History of the Sydenham Family*, 1928, 189-190.
45 'Notes on Old Walronds deeds' typescript found at the Walronds.
46 Undated newspaper article by 'A.E.S.' in the Cullompton Newspaper cuttings file in the West Country Studies Library, dated to c.1910 on internal evidence.
47 *The Tiverton Gazette and East Devon Herald*, October 22nd 1907.
48 The Petre papers at the Essex Record Office include payment for the photographs, but the photographs are not held in the Petre archive (information to Jo Cox from the archivist).
49 Newspaper cutting found at the Walronds, name of paper incomplete. [?] Tuesday 22 December 1891 [?Tiverton Gazette and East Devon Herald]. Date based on internal evidence and title from Ian Maxtead's book on Devon and Cornwall newspapers.
50 Some of these papers survive in the Burrow collection of business papers at the Devon Record Office.
51 Newspaper cutting found at the Walronds, name of paper incomplete. [?] Tuesday 22 December 1891 [?*Tiverton Gazette and East Devon Herald*]. Date based on internal evidence and title from Ian Maxtead's book on Devon and Cornwall newspapers.
52 'Excursion to Cullompton and Bradninch, August 16 1928' in *Proceedings of the Somersetshire Archaeological and Natural History Society,* Vol. 74, 1928, 154-156.
53 www.our lady-starofthesea.com/convent.html and notes found at the Walronds.
54 Audio tape 2 by June Severn.
55 Foul drain drawing by Lucas Roberts and Brown, architects of Exeter, 28th July 1971 in bundle of deeds in the possession of the Cullompton Walronds Preservation Trust. This is one of two drawings which helpfully shows the drain from the bungalow, Laurel Deane, to the sewer in Fore Street.

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