



**Eastfield House, Plough Lane,
Marston, Wiltshire, SN10 5SR**

A Historic Buildings Statement

WBR No. B764

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Appendix B - Extracts from a Wiltshire Building Record survey of 1981/2 and a letter dated 8th March 1982 to the Wiltshire Buildings Record from Frank Maggs

1. Introduction

Eastfield House is a detached residence with late medieval origins which has been significantly altered over time. It is a former farmhouse found in the small rural village of Marston in the county of Wiltshire. The settlement is just south of the larger village of Worton, four miles south-west of the town of Devizes.

The house is grade II listed and falls within the Marston conservation area. It ceased to be a farmhouse of End Farm, when its farmlands and farm buildings were sold off in 1981. Since the mid-1980s it has been known as Eastfield House. It is said within its listing to date in part from the 15th century.

2. Summary of main points

- Single *in-situ* roof truss remaining of c1450 date relating to the late medieval house on the same footprint.
- The farmhouse was possibly remodelled in 1637 by John George who purchased a long lease from the Manor of Potterne, with further alterations in 1656. It was he, or his predecessor who rebuilt the farmhouse as a two-storey, part stone, part timber-framed house with a stone fireplace and ceiled the hall (lounge), retaining a single medieval roof-truss
- Small farmyard with two barns shown on 1657 and 1735 estate maps
- In the later 18th century and early 19th century it was lived in by short-term tenants
- The farmhouse was L-shaped at this time, with a prominent forward wing, gone by 1886
- Single-storey bake/brewhouse added to the rear
- Between 1839 and 1886 the hall was remodelled in brick, leaving the crosswing timber-framed. A dairy with cheeseroom over was added at the back. Possibly remodelled by the Watson-Taylor estate to attract tenants
- Known as End Farm by 1881
- Further outbuildings added between 1886-1901, including cowshed range flanking the road, and pigsties to the rear of the farmhouse
- Mid-20th century small shed relocated to present position opposite the house, on a concrete raft foundation

3. Instruction

In accordance with instructions given by Timothy and Rozlyn Humpage, a historical building study of Eastfield House, Marston has been undertaken, following a site visit on Wednesday 18th March 2026. The results, incorporated in the following report, present a photographic and textual record of the building as it now stands, supported by survey drawings, maps and a documentary history. This is accompanied by a cautious archaeological interpretation.

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4. Purpose of document

This document has been prepared for planning purposes. The proposals affect the following areas:

- The **dairy pentice** at the rear of the house, part of the mid-later 19th century remodelling as a dairy farm. It is likely that permission given for an extension to the house relates to the development of the south-west end of the dairy pentice in 1977, to provide a concrete block-constructed utility and WC (planning ref: K/77/0296)
- The present **garden and yard** surrounding the house. The outbuilding flanking the road that serves as garaging was constructed after 1886 as a cowshed and has been extended in blockwork to increase the depth, with interior alterations.
- A small mid-20th century timber-framed **shed** currently to the north-east of the house has been relocated in this position after c1970, and rests on a concrete raft foundation. It does not appear on the 1924 Ordnance Survey map
- Planked tongue and grooved dado panelling within the dining room (G2) and store (G8) is likely to date to a c1900 remodelling. Other features of that date are the fireplace in the dining room (G2), and the staircase and landing area
- The **back kitchen office**, a former bake/brewhouse constructed by 1835 in brick. The brickwork here has historic patching, and is currently stabilised with wall anchors
- **Roof over crosswing:** the room below (F2) is partly constructed with reused medieval timbers and was once a useable attic chamber, lit from the front and side gables. The use beams with similar decorative stops as in the room below demonstrates that the roofspace here was purpose designed as an attic room.

5. Acknowledgements

Building Recorders: Survey conducted by Dorothy Treasure, Gerald Steer, Alyson Curtis, Paul Jack, Anthony Cousins and Peter Filtness at the Wiltshire Buildings Record (WBR), Wiltshire & Swindon History Centre, Cocklebury Road, Chippenham, Wiltshire SN15 3QN Tel. 01249 705508 email to: dorothy.treasure@wiltshire.gov.uk

Measured Building Survey: Force Ten Survey, redrawing by Gerald Steer

Documentary Research: Louise Purdy and Phyl Martin at the Wiltshire Buildings Record.

The WBR is very grateful for the assistance provided by David and Jill Hansford of End Farm Cottage at Marston on the day of the site visit and subsequently. Also, we are appreciative of the historic information about Eastfield House supplied to the WBR in 1982 by Frank Maggs now deceased and for additional assistance provided by his son, Geoff Maggs. Salisbury Diocese has kindly given permission for several images to be included from documents originating from

them, found now in the archive at the Wiltshire and Swindon History Centre (WSHC). Finally, we would like to thank the staff at the WSHC in Chippenham for assistance given and allowing use of all images from a wide range of records held in their archive.

6. Designations

Historic England Listing - Eastfield, Plough Lane

Eastfield House was given a grade II listing on 3rd April 1987.¹ The following details are extracted from the listing:

Details

ST 95 NE, 7/115

MARSTON, PLOUGH LANE, Eastfield

II

Shown on map as End Farm.

Farmhouse, C15 to early C17, timber-frame and painted brick, timber-frame exposed on crosswing, main range clad in brick in C19. Plain tile roofs, east end stack to crosswing, south end stack, on roof slope to main range. Two and 2½ storeys. Tall north end crosswing has exposed framing with angle braces to upper floors of west front and north gable, west front with herring-bone brick panels, original carved barge boards and pendant finial. Both fronts have 2-light timber-mullion attic window and first floor small 1:2:1-light timber oriel on curved bracket with tiled pent roof. Ground floor west front is original rubble stone with 4-light casement and timber lintel, ground floor north side is rebuilt in C19 brick with cambered-head triple casement. Main range has C19 two-storey front of 2 first floor 16-pane sashes, one similar to ground floor centre, and plank door by crosswing in gabled tiled porch.

Interior: main range has heavy chamfered beams to compartmental ceiling. Crosswing ground floor has chamfered beams with bar stops. Main range has smoke blackened roof of former open-hall, floored in C16, with crosswing rebuilt in C17. Formerly known as End Farmhouse. (Wiltshire Buildings Record)

Listing NGR: ST9694756955

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1273276> [accessed 18 Mar 2026]

Marston Conservation Area

The site of Eastfield House, except for the close of land attached is found within the Marston Conservation Area.²

The Marston Conservation Area, Character Appraisal and Management Proposals produced in 2008 state:

‘The architectural character of the area reflects vernacular building traditions from the past five hundred years with timber framing and straw thatch dominating. Agricultural practices over an even longer period have left their imprint. In addition, a number of key open spaces, such as The Green, hedges and trees complement the built form of the settlement.’

² [Salesforce](#) - Marston Conservation Area, Character Appraisal and Management Proposals - February 2008 [accessed 14 May 2026]

7. Map progression



1657 estate map



Copy estate map of 1735



Andrews' and Dury's map 1773



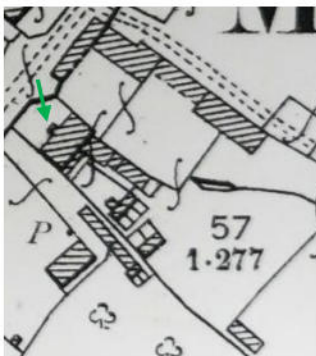
Enclosure award map 1835



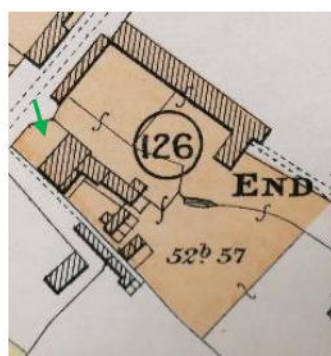
Tithe award map 1839



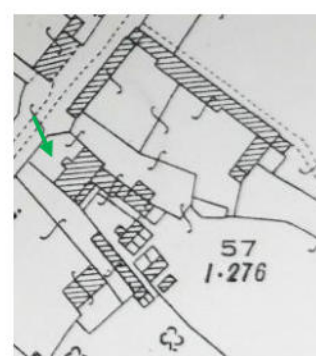
25in OS map 1886



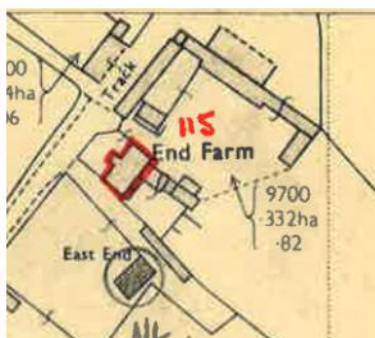
25in OS map 1901



Sale particulars 1910



25in OS map 1924



25in OS map c1970

The extract from the 25-inch OS map published in 1886 is reproduced with the permission of the British Library and the National Library of Scotland' (CC-BY(BL)).³ The remaining maps are found at the Wiltshire and Swindon History Centre.

³ <https://maps.nls.uk/os/> - Ordnance Survey, 25 inch, England and Wales - 1841-1952 - Wiltshire XXXI.12 surveyed 1885, published 1886. This map courtesy of the British Library [accessed 10 May 2026]

8. **Brief Documentary history of Eastfield House, Marston**

The village of Marston

The rural village of Marston is about four miles south-west of Devizes and found away from the main highways just south of the larger village of Worton.

Once part of the extensive estates of the bishop of Salisbury, Marston is a small settlement with a relatively long history. The first reference to the settlement was in 1198 when referred to as 'Merston'. However, it never became a separate manor in its own right, but with the villages of Worton and Potterne was part of the bishop's manor of Potterne. The bishop of Salisbury already held the manor at the time of the Domesday Survey in 1086. Marston was not a separate parish until the late 19th century. It was a tithing along with Worton in the parish of Potterne.⁴

During the medieval period there were several tenants who held manorial lands, but the bishops seem to have held directly the demesne, that being the manor house at Potterne and the lands directly under its control. Thereafter, it does appear that the whole manor was continuously leased to others whilst under the control of the bishops. In the 19th century, the ecclesiastical commissioners took over as the lords of the manor.^{5 6}

In 1852, a new ecclesiastical parish of Worton and Marston was created. This followed the construction of Christ Church in 1843 positioned between the two settlements. By 1894, separate civil parishes of Worton and Marston were fully recognised. The name Marston has been interpreted as meaning 'marsh farm' and this is due to marshland found in this low-lying parish.^{7 8 9}

The Victoria County History when covering the parish of Potterne informs us:

'In 1801 the acreage of land under cultivation in the parish was: wheat 566; barley 132; oats 113½ potatoes 45½ peas 81¼ beans 212¾ turnips and rape 34¼ rye 123¾. (fn. 171) In 1905 there were 471 acres of arable in Potterne, 254¾ of permanent grass, and 41¾ of woods and plantations. In Marston at that date the figures were 163½ of arable and 679¾ permanent grass. Worton had 131 acres of arable, 712 of grass, and 1¼ of woods. (fn. 172) These comparative figures show the increasing importance of dairy farming.'¹⁰

⁴ H F Chettle, W R Powell, P A Spalding, P M Tillott, 'Parishes: Potterne', in *A History of the County of Wiltshire: Volume 7*, ed. R B Pugh, Elizabeth Crittall (London, 1953), *British History Online* <https://www.british-history.ac.uk/vch/wilts/vol7/pp207-217> [accessed 14 May 2026]

⁵ WSHC - CC/Bish/257/1-10

⁶ H F Chettle, W R Powell, P A Spalding, P M Tillott, 'Parishes: Potterne', in *A History of the County of Wiltshire: Volume 7*, ed. R B Pugh, Elizabeth Crittall (London, 1953), *British History Online* <https://www.british-history.ac.uk/vch/wilts/vol7/pp207-217> [accessed 14 May 2026]

⁷ J.E.B. Gover, Allen Mawer and F.W. Stenton (1992) *The Place-Names of Wiltshire*, English Place-Name Society Volume XVI p.244

⁸ H F Chettle, W R Powell, P A Spalding, P M Tillott, 'Parishes: Potterne', in *A History of the County of Wiltshire: Volume 7*, ed. R B Pugh, Elizabeth Crittall (London, 1953), *British History Online* <https://www.british-history.ac.uk/vch/wilts/vol7/pp207-217> [accessed 14 May 2026]

⁹ John Chandler (2003), *Devizes and Central Wiltshire*, Hobnob Press, Gloucester pp. 128-130

¹⁰ H F Chettle, W R Powell, P A Spalding, P M Tillott, 'Parishes: Potterne', in *A History of the County of Wiltshire: Volume 7*, ed. R B Pugh, Elizabeth Crittall (London, 1953), *British History Online* <https://www.british-history.ac.uk/vch/wilts/vol7/pp207-217> [accessed 14 May 2026]

Dairy farming remained prominent at Marston well into the 20th century. There were seven dairy farms at Marston in the 1960s.¹¹

Summary history of ownership of Eastfield

- From 1637 the former farmhouse (Eastfield House) was part of a copyhold estate with two yardlands held by John George (als Edwards) of Marston from the lord of the manor of Potterne. Court book entries between 1649 and 1659 do suggest John George resided himself at Marston in the farmhouse rather than renting it to a tenant.
- A manorial survey in 1657 shows the copyhold estate held by John George consisted of just over 57 acres.
- After John George's death in 1661, no evidence has been found to indicate that the George als Edwards family continued to reside in the farmhouse. It is most likely it was occupied thereafter by their tenants. However, the family did continue to hold the copyhold from the lord of the manor until 1821, at which date it passed through marriage to the Mairis family.
- Land tax records for Marston indicate between 1780 and 1831, George then Thomas Edwards were proprietors of the copyhold estate followed by Valentine Hale Mairis from the death of Thomas Edwards in 1821. In relation to occupiers the same records indicate the farmhouse, and some lands were occupied, firstly by William Horn, then by Jonathan Grant and finally by James Coleman, all tenants of the Edwards family.
- In 1841, the tithe apportionment for Marston shows George Grant as occupier and Valentine Mairis as the landowner.
- During the tenure of Valentine Mairis he took advantage of new legalisation and purchased the freehold of his land and property at Marston and Worton. He died in 1865.
- Then the son of Valentine Mairis sold the farm at Marston and most of his other lands at Marston and Worton in 1868. Simon Watson Taylor of Erlestoke Park purchased the farm at Marston, and it was owned by his family until 1920.
- The national censuses between 1851 and 1871 indicate that William Price a farmer was residing at the farm in Marston with a landholding of c.75a.
- Frank Maggs a previous owner informed the Wiltshire Buildings Record in 1982 that his grandfather, Henry Maggs took on the farm and resided in the farmhouse from 1878. The farm was known then as End Farm. The Inland Revenue survey of 1910 for the parish confirms that he was the occupier and George Watson Taylor was the landowner. Henry Maggs continued to live there with his family until his death in 1912. His family continued to occupy and reside at the farm and purchased it from the Watson Taylors of Erlestoke in 1920.
- Oliver, the son of Henry Maggs married in 1922 and took sole control of the farm. His stepmother and sister moved to Merretts Farm at Marston. Oliver farmed at Marston until he died in 1959, from which point his widow Annie Lavinia remained living in the farmhouse until her death in 1980. Their daughter, Audrey had married Tony Tye; he worked for her father. He became the farm manager after Oliver Magg's death.

¹¹ Information supplied by David and Jill Hansford, End Fam Cottage, Marston

- End Farm Cottage part of the farm was sold in the late 1960s to David and Jill Hansford. A neighbouring house to End Farm Cottage was also built then sold, all to raise funds for End Farm. Seven dairy farms existed in Marston at this time.
- End Farm was advertised for sale in 1981 after Annie's death. Lot 1 was the farmland and farm buildings and lot 2 the farmhouse and some land. Lot 1 was sold and remained End Farm whilst lot 2 was in the end retained by the Magg's family. In 1982, Audrey's share of the farmhouse was bought by her brother, Frank Maggs who held the other share. The former farmhouse became Eastfield House in the mid-1980s.
- Frank and Rosemary Maggs retired from teaching and moved into Eastfield House between 1986 and 1989. They were responsible for the restoration of the building. Frank died in 2004 and Rosemary in 2021. The house remained empty until the house was sold by Rosemary's son Geoff and his daughter, Rebecca who were her executors.
- Timothy and Rozlyn Humpage purchased Eastfield House in May 2025 and moved in soon after.

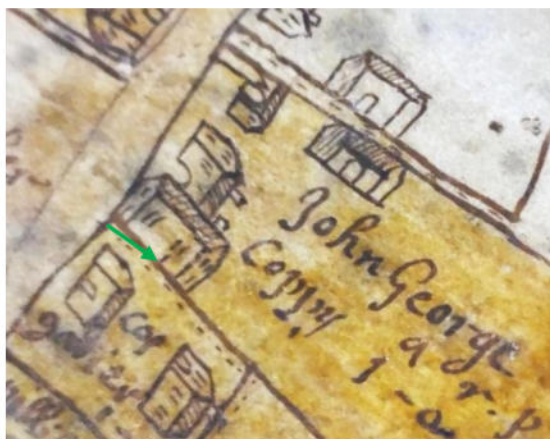


Fig.1 - Extract from the map of the tithing of Marston dated 1657 showing the farmhouse and associated farm buildings. It appears to show a large cross wing to the south-west now gone.



Original map 1657

Copy map of 1735 (78 years later)

Fig.2 - A comparison of the site of Eastfield House in 1657 and 1735 as it was found on maps of the tithing of Marston in those years



Fig.3 - Extract from the Andrews' and Dury's county map of Wiltshire dated 1773. The site of Eastfield House marked with an arrow.



Fig.4 - Extracts from a map of the tithing of Marston accompanying the enclosure award for the parish of Potterne dated 1835, showing the site of Eastfield House and adjacent land.



Fig.5 - Extract from the tithe map of 1839 focussing on the farmhouse, its garden, outbuildings, yard and pasture land immediately to the south. Residential buildings are coloured red, and outbuildings coloured grey.

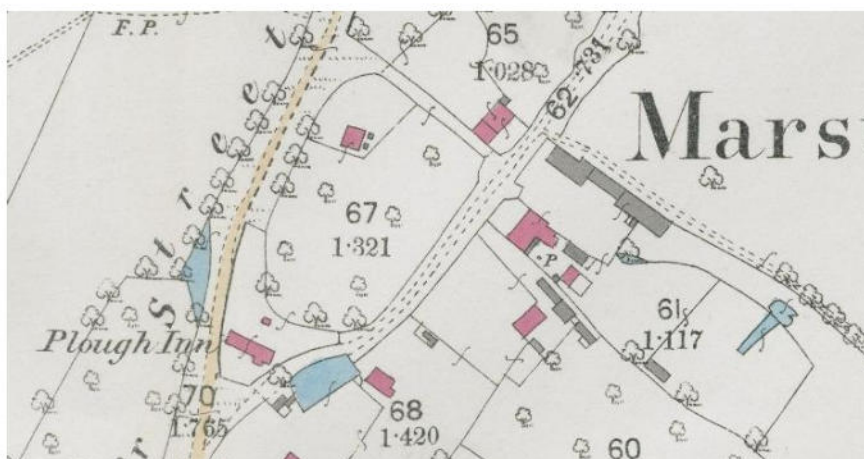


Fig.6 - Extracts from the 25-inch OS map covering part of the tithing of Marston published in 1886. Reproduced with the permission of the British Library and the National Library of Scotland' (CC-BY(BL)).¹²

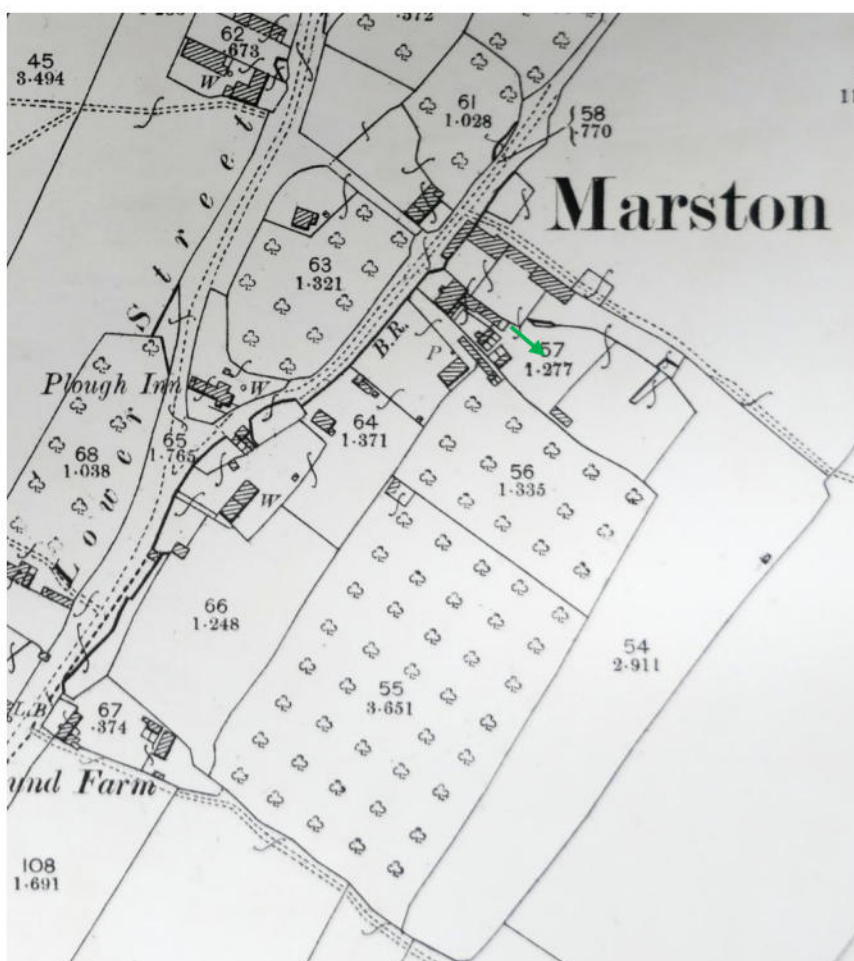


Fig.7a - Extract from the 25-inch OS map covering part of the tithing of Marston published in 1901.

¹² <https://maps.nls.uk/os/> - Ordnance Survey, 25 inch, England and Wales - 1841-1952 - Wiltshire XXXI.12 surveyed 1885, published 1886. This map courtesy of the British Library [accessed 10 May 2026]



Fig.7b - Extract from the same map showing sites of the farmhouse and cottages belonging to End Farm again coloured light green.



Fig.8 - Extract from the 25-inch OS map covering part of the tithing of Marston published in 1924.

9. Evolution of Eastfield

C1450

A single smoke-blackened roof truss next to the stone stack is all that remains of an earlier farmhouse on the site. Smoke-blackening on either side of the truss suggests that this was an open hall with a central hearth of at least 2 structural bays. The steeply-cranked collar is a typically medieval feature (**fig.9**). The crosswing roof contains reused smoke-blackened timbers, and it is suggested that these came from the old hall when it was rebuilt in the early 17th century. A single horizontal timber with three pockets for flat-set joists is embedded in the stone stack, and may have represented a low sleeping platform at the north-east end of the house now occupied by the dining room (G2) (**fig.10**). This timber may also have been reused in its present position, but is likely to have come from an earlier phase of the house.

Up until at least 1839, the house is depicted with a substantial forward domestic range extending from the west end of the main front. This was taken down in the mid-19th century refurbishment and no trace of it now remains. It is possible that this was also part of the earlier farmhouse. Alternate rebuilding is a known method of updating a site over time: instead of the whole house being rebuilt, only a part may be done at a time.

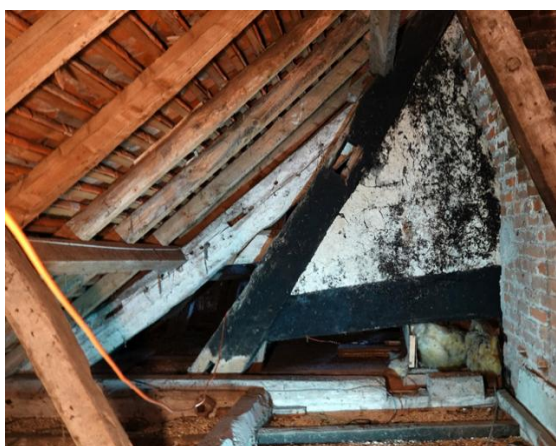


Fig.9 Part of the late medieval truss



Fig.10 Embedded beam with joist pockets

Late 16th century/early 17th century

The hall was remodelled at this time, and the distinctive timber-framed crosswing built, possibly at the start of John George's long lease in 1637. In the West Wilts and Kennet area there was a fashion in the 17th century for stone ground floors and timber-framing above, or even high stone plinths. Wiltshire Buildings Record has recorded numerous examples of this type of construction including at Catridge Farm, Lacock, dating to the later 16th century (**fig.11**), Kytes Cottage, Market Lavington, dating to the 17th century (**fig.12**), and Tudor House, Warminster, dated to 1651 (**fig.13**). Devizes has other examples of this construction including 20 Long Street, Devizes (**fig.14**). Some of these examples have been adapted to this construction.



Fig.11 Catridge Farm, Lacock; a later 16th century farmhouse and semi-basement dairy (in foreground). This yeoman farmhouse also has timber-framing built off a high plinth. Wiltshire Buildings Record has recorded numerous such examples, including farmhouses and cottages in the Devizes area



Fig.12 Kytes Cottage, Market Lavington dating to the 17th century



Fig.13 The Tudor House, Warminster



Fig.14 20 Long Street, Devizes

The plan of this early 17th century yeoman farmhouse was simple, and very likely comprised entry into a cross-passage. This part of the house is very altered, and it is suggested that before the present stone fireplace there may have been a timber-framed smoke bay that took up the whole width of the house¹³ (**fig.15**). The roof above is smoke-blackened, and this has been interpreted by Slocombe to relate to the remains of a medieval hall open to the roof, but another possible scenario is for the top of the smoke bay to be open to the roof, allowing the smoke to deliberately penetrate the entire roof. This arrangement has been noted at Hedge Cottage, Kingston Deverill, a mid-later 16th century small farmhouse¹⁴. Parts of other smoke bays have been noted to exist in partial form elsewhere in Wiltshire, notably at Norrie Cottage, Collingbourne Kingston¹⁵. It is possible that the smoke-blackening acted as a form of preservative and insecticide in the interior of the roof, preventing it from decay. Evidence from studying the roof shows that the top of the truss above the collar was once open and only filled in subsequently, which would have allowed the smoke to penetrate throughout the roof.

Soon afterwards the present fireplace was constructed within the possible smoke-bay, and the hall was handsomely ceiled (the upper floor would still have remained open to the rafters). As the stone fireplace took up less room, it might have allowed space for a newel stair to the upper floor (**fig.16**). Access to the rooms was on either side of the passage. The parlour in the cross-wing was unheated at this time, as was customary.

In 1657 timber was acquired from the manor to repair the farmhouse, so improvements may have been carried out then.

¹³ Report by Pam Slocombe for WBR, 1981/2

¹⁴ WBR fieldwork

¹⁵ *Ibid.*

At least two outbuildings are depicted on the 1657 estate map: a large single-storey storage barn with a central entrance, and a smaller shed, probably a cowshed, also single-storey.

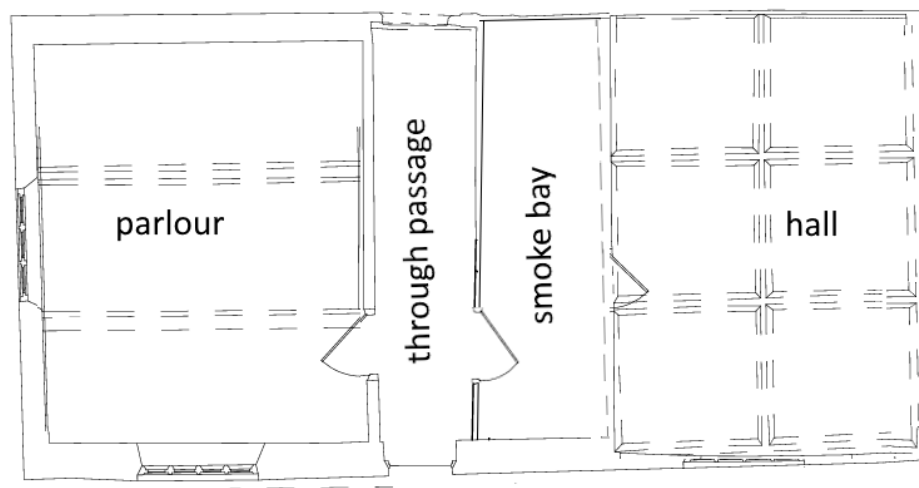


Fig.15 Secondary phase of c1600

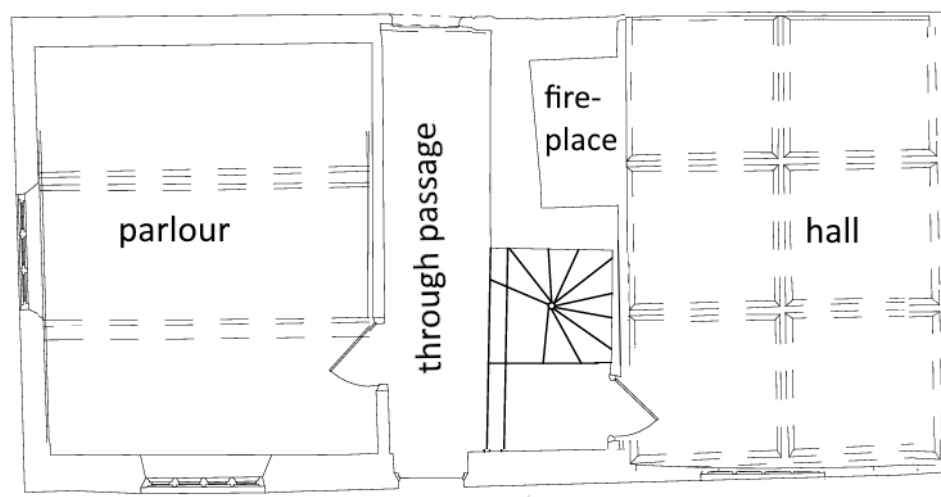


Fig.16 Tertiary phase: suggested ground floor plan possibly in the mid-17th century after the removal of the smoke-bay and addition of a stone fireplace and stair

1735



A line drawing showing the house at this date indicates the hall and cross-wing visible today, with the addition of another gable on the opposite side. Since this now vanished wing appears on a map one hundred years after this date, it is speculated that this gable belongs to it, and the image is shown with the wing foreshortened.

Fig.17 Image of Eastfield in 1735 from a map of Potterne Manor

One internal feature retained from the 18th century is the present stair, small window lighting it, and upper partition wall in bedroom F2. Any other changes were likely swept away during the comprehensive mid-19th century refurbishment, a common development.

Mid-19th century

Between 1839 and 1886 an extensive refurbishment was implemented at the farmhouse. By 1835 the map evidence suggests that the house was double-pile, i.e. two rooms deep. The nature of these back rooms cannot be determined from map evidence, as this cannot distinguish between a single-storey outshut and a fully two-storey extension.

The first of these changes may have been the rear a single-storey bakehouse, which was added by 1839 in place of a narrower lean-to L-shaped building seen on the 1835 map. The main change saw the demolition of the forward wing, and the rebuilding of the front elevation in brick with segmentally arched windows.

At the rear of the house the existing rooms were remodelled or rebuilt as a dairy with cheese room above. The parlour fireplace was added by this time, with the stair relocated, adjoining to it.

In the farmyard a continuous row of outbuildings ran along the north-east boundary of the yard. Two further detached sheds had appeared by 1886, one with yard behind it, suggestive of a pigsty (pigs were often fattened on the whey by-product of cheese-making). The open pentice behind the dairy is seen on the 1886 OS map, along with a pump in the yard behind. This may have been installed over a pre-existing well.

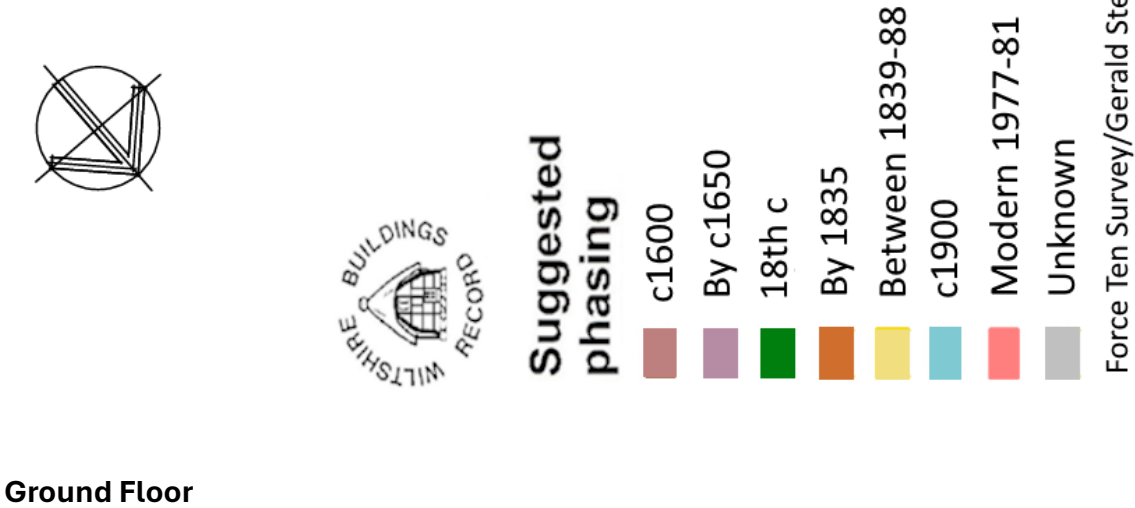
20th century

Verbally-given information suggests that at the north-east return of the crosswing ground floor the masonry between the quoins was replaced in brick in the early 20th century due to the deterioration of the masonry.

When Eastfield was offered for sale in 1981, the description of the rooms are what they are today with two exceptions on the ground floor: at that time the Lounge (G9) was divided into breakfast and dining rooms. The rear room was entered through the stone fireplace, now blocked off. The WC was then situated in the rear hall, though an early planning application was approved for an extension, likely the utility/WC infilling the end of the dairy pentice in 1977¹⁶.

¹⁶ Planning ref: K/77/0296

10. Annotated Drawings



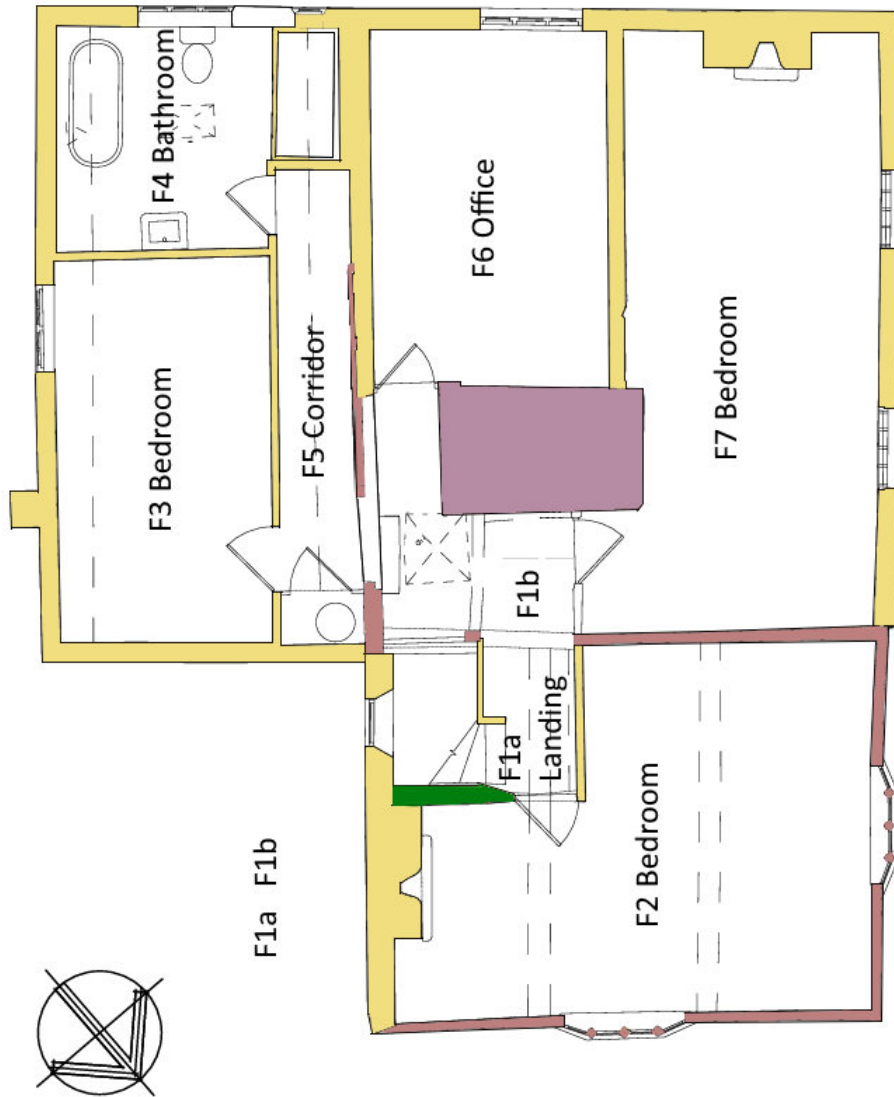
First Floor



Suggested phasing

- c1600
- By c1650
- 18th c
- By 1835
- Between 1839-88
- c1900
- Modern 1977-81
- Unknown

Force Ten Survey/Gerald Steer 2026



11. Description of Eastfield House, Marston

Exterior

North-west front

The current appearance of the front elevation is the result of a range running forward on the right-hand side that was removed between 1839 and 1886¹⁷ (**fig.18**). This range was less than half the width of the present front, so it is likely that the whole timber-framing of the hall range to the right of the timber-framed cross-wing was taken down and rebuilt in brick.

The timber-framed gabled cross-wing contains the parlour and unheated services at ground floor, and a solar with oriel window above. It has a ground floor of rubblestone with large stone quoins and a good 4-light chamfered mullioned window. The window lintel is likely chamfered too, though the timber has degraded over time.

Above the plinth is timber-framing with panels less than 1 metre square – a typical size for the 17th century, as are the straight angle braces. The timber is probably oak. Panel infill is herringbone brick, replacing wattle and daub. The oriel window is likewise of 4 lights with a double ovolo cornice, typically noted as occurring between 1560 and the earlier 17th century. Over the window is a small pent roof with clay tiles (**fig.19**).

The upper gable has a 2-light chamfered mullioned timber casement window lighting the attics.

The cross-wing roof has good barge boards with a classically-inspired egg-and-dart bands of decoration, with an open pomegranate/heart pendant and leaf-shaped drop beneath – a high-quality detail (**fig.20**).

To the right is a fully two-storeyed range in painted English garden wall bond, a common brick bond seen at this time comprising three courses of stretchers to one course of headers. There is a low plinth with ventilators to the underfloor void. Some structural movement has occurred, with an S-shaped wall anchor to the tie-rod on the right-hand edge. Windows are 8x8 sashes with thin glazing bars. A small window to the right of the porch lights the entrance hall that was created with the removal of the suggested staircase. The English bond brickwork sentry-box type porch with clay-tiled roof was added between 1886-1901¹⁸. It has a semi-circular arch and plain barge boards with a plastered interior and concrete screed floor.

The roof is now clay-tiled, almost certainly replacing thatch. Modern cast iron drainpipe.

¹⁷ See Map Progression

¹⁸ Comparison of Ordnance Survey maps of those dates



Fig.18 Front (north-west) elevation



Fig.19 First floor oriel window



Fig.20 Open pendant at apex of gable

The **north-east return** is in English bond brickwork rising from a low stone plinth, a replacement of the mid-19th century. The darker brickwork between the quoins is said to replace rotten stonework (**fig.21**). Segmental-arched ground floor window typical of the 19th century. This now contains replacement casements.

At first floor the timber-framing is very similar to the front of the cross-wing with a similar oriel window that is simpler in design to the main north-west front. There is no decorative pendant here.



Fig.21 North-east gable end



Fig.22 Oriel window with decorative bracket

The main south-west gable is of English bond brickwork with Edwardian verges to the roof and narrow purlin ends projecting through (**fig.23**). The 3-light windows at ground and first floor both have segmental arches over, as at the front, though the first floor window is shorter. The ground floor window is a modern replacement. Old metal hopper with plastic downpipe at valley.

The brickwork is continuous to the rear range with airbricks to underfloor voids as front. Repointed in cement mortar. The rear gable here has inserted or remodelled windows.



Fig.23 South-west elevation

Rear Elevations

Constructed of English bond, with some Flemish garden wall bond brickwork, all likely dating from the mid-19th century remodelling of the house (**fig.24**). The parallel range comprising the present kitchen and linking passage to the brewhouse is of English bond brickwork, with a clay tiled roof.

Narrow exterior brick flue with access point for hearth in use when the kitchen was a dairy. 2-light window to the former cheese loft above. The open-fronted lean-to pentice roof was in specific dairying use where raw milk was left out of the sun to be processed in the dairy. The roof was supported on posts and padstones with up braces, of which only one post is left. The left-hand part is now built up in concrete block to form a WC off the kitchen in the earlier 20th century. It had an exterior access previously, now blocked.

To the right of the back entrance was a single-storey back kitchen used as a bake or brew house for the farm. This is constructed in English garden wall bond, the brickwork much cracked and patched. The two gable windows appear to be modern insertions with fixed timber casements. Rainwater goods and drain of c1900.



Fig.24 Rear south-east elevations

Interior - Ground Floor

Entrance Hall and Through Passage (G1)

This comprises the through passage and part of the probable smoke bay at the front. The transverse beam seen just inside the front door is made up of two spaced half-beams with wide chamfers which continue the whole width of the primary build encompassing and partly buried in the stone stack (**fig.26**). These are on a line of a former suggested smoke bay. The configuration is unusual but must relate to the smoke bay structure which spanned the width of the house. Chamfers on each side of the half-beams mean that they straddled a partition. It is possible that these were header beams to a timber-framed partition below, though there are no corresponding peg-holes visible to secure one. Differences in the floor on either side of the half-beams are visible which confirm that the partition continued in this position.

To the right of the front door, a further beam is visible at the modern partition to the living room (G9). This is part of the compartmental ceiling of c1600 (**fig.27**).

Apart from the timber-framed rear wall containing a pegged doorframe using a mason's mitre between the lintel and jambs (**fig.30**), the **walls** are relatively featureless; a plastered stud partition to the dining room (G2). It is possible that this partition is based on the primary build. The entrance door is 4-panel with a moulded architrave surround. At the back of the hall the back of the chalkstone stack projects into the passage. It is unplastered with a modern opening into what was the rear wall of the fireplace. Of interest is an embedded timber near the ceiling at the back end of the stonework (**fig.29**). It is of some age and shows horizontal pockets for flat-laid joists. It appears to be morticed into a post partly embedded in the wall and so may be primary to the medieval phase. The level is lower than the smoke-bay beam above by about 30cm or so, and is likely to relate to a formerly lower ceiling over the passage, perhaps for a sleeping platform.

The base of the jambs of the back doorway are much deteriorated, but would have had moulded stops to the chamfers (**fig.30**).



Fig.25 Entrance hall looking north-west to front door



Fig.26 Double half-beams on line of back of former smoke-bay



Fig.27 Modern partition to living room (G9). The visible beam butted against the former suggested smoke bay



Fig.28 Back of chalkstone stack now projecting into the through passage



Fig.29 Short length of beam with 3 joist pockets in situ, now embedded within the stonework of a later fireplace



Fig.30 Tenoned, pegged and chamfered frame to back doorway

To the left of the back door is a steep winding stair of elm, once with a door at the foot. The door has been removed and the frame pared back for increased access.

The **floorboards** in the through passage are of narrow softwood boards, likely to be 19th century in date and are approximately 17cm in width (**fig.29**). There are older, wider elm boards in front of the stone stack, with softwood patches.

The front **door** dates to at least the 19th century, of double-skin construction, on 20th century butt hinges with a small later-inserted stained glass panel (**fig.30**).



Fig.31 18th century stair



Fig.32 Inserted 18th century window lighting stair

Dining Room (G2)

The room to the left of the front door. This has a substantial ceiling of two **chamfered beams** with double roll/3-sided geometric concave stops (**fig.34**). This clearly marks the room as a high status parlour. The **walls** are plastered, with a half-height dado of tongue and grooved boards, possibly of the early 20th century.

In the north-east wall between the window and the back of the room is a small **cupboard** in the thickness of the wall. The door is set on small H hinges, and lined with planks (**figs.35 & 36**) and dates to the mid-19th century refurbishment, with a door of that date.

The **floor** is of 7" softwood boards, black-painted around the edges – a practice typical in the later 19th century and early 20th century. The room has 4-panel **doors**, also typical of the 19th century. One door opens into a cramped understair cupboard to the right of the fireplace (**fig.37**). The fireplace and fitted cupboards on either side appear to date to c1900. The fireplace is constructed of small bricks with a semi-circular arch, softwood chimneypiece with plain shelf on brackets and brick kerb (**fig.38**).

The **window** to the front elevation has a tall ovolo-moulded frame with 20th century casements. Old sill with an ovolo-moulded edge. A well-preserved primary feature. The window to the gable end is a tall 3-light timber 20th century replacement.



Fig.33 G2 Dining Room



Fig.34 Double roll and concave stop



Figs.35 & 36 Wall cupboard in north-east wall



Fig.37 Understair cupboard



Fig.38 Fireplace



Fig.39 4-light ovolo-moulded mullioned window

Back Kitchen Office (G3)

Built as a 2-bay back kitchen onto the main range probably between 1835-1839. It was used as a brew- and bake-house serving the farm. The room is still open to the top of the **roof**, which is divided by a single elm truss with pegged joints and raking struts (**fig.40**). The apex is butt-jointed with a thick yoke plate and a diamond-set ridge purlin. There is one row of staggered butt purlins with tusk tenons (**fig.42**). There is a secondary tie behind the hearth to stabilise the patched brickwork as a brick corbel now supports the north-east end of the central truss, which has evidently moved over time (**fig.43**).

The **walls** are plastered with modern skirtings. The **floor** is concrete screed. Multi-plank **door** probably primary on cast iron strap hinges. The **windows** are new timber casements either side of the fireplace and in the north-east wall.

Good borrowed light onto the stair with pegged frame. Seating for an iron stanchion now missing. The frame is ovolo-moulded on the inside, chamfered to the back kitchen.



Fig.40 Study (G3) looking towards the hearth **Fig.41 North-west end truss**



Fig.42 Staggered butt purlins with tusk tenons



Fig.43 Brick corbel

Back Lobby (G4)

Linking the Study (G3) with the present kitchen (G7). Flagstones were discovered under the concrete screed, still partially concealed (**fig.44**). The early c1900 planked dado continues here. Modern glazed back door and sidelight. The entrance to the back kitchen has a segmental brick head infilled with timber (**fig.45**).



Fig.44 Partially-uncovered flags

Fig.45 Segmental head to back kitchen entrance

Dairy Pentice (G5)

This area was used to bring raw milk undercover from the sun before it was processed in the dairy. It was once open along its entire length, supported on timber posts resting on padstones. The underside is plastered in, though very likely was open to the top of the roof originally. Walls whitewashed for hygiene. The floor is of blue engineering brick (**fig.46**).



Fig.46 Dairy pentice from the south

WC & Utility (G6)

Built in 1981 (absent in the sale particulars of that date). The wall-plate is visible through both rooms (**figs.47 & 48**).



Figs.47 & 48 Wall plate visible in Utility/WC

Kitchen (G7)

The kitchen was formerly a dairy, as identified by Pam Slocombe in her survey of 1981. Little remains of its former use, which would have contained wooden vats and troughs, excepting a tongue and groove boarded loft hatch in the ceiling specifically to lift cheese from the dairy into the loft (**fig.50**).

The rear wall shows a light framed **partition wall** with G9 (Lounge) likely dating to the mid-19th century alterations. Infilling the panels is English garden wall bond brickwork, seen elsewhere. Where visible between the modern kitchen units is unplastered but whitewashed brickwork with exposed timber lintels.

The **floor** is solid/vinyl. The **doors** to the back lobby and Utility Room/WC (G6) are both multi-plank on cast iron strap hinges, and primary to the build. **Windows** here are modern replacement timber casement excepting that facing onto the dairy penice, which is early 20th century. Modern brick hearth.



Fig.49 Kitchen



Fig.50 Cheese loft hatch

Store (G8)

This area is the former large stone hearth originally facing into the Lounge (G9). In 1981 this was a through way into the breakfast room of the divided present Lounge.

Subsequently the hearth was closed off when the division was removed. The back of the hearth was left open as a door into the enclosed space (**fig.51**). The interior is lined with a dado, perhaps of c1900 as in the Dining Room (G2). A timber post is seen in the south corner – possibly pertaining to the primary build, and the high-set lintel for the smoke bay (**fig.52**). Cement **floor**.



Fig.51 Entrance to the Store from the through passage (G8)



Fig.52 Interior of the Store looking south-east

Lounge (G9)

The former hall and largest room for the farmhouse, acting as living room/kitchen in the primary build. It has an impressive compartmental **ceiling** made up of two deeply chamfered transverse beams with an intersecting similarly chamfered beam, forming 6 compartments (**figs.53 & 56**). On all sides of the room are half-beams against the wall.

The junctions are plain, and there are no decorative stops as in the Parlour (G2). Some of the junctions are seen to be roughly nailed, rather than morticed and tenoned (**fig.54**)

Walls are plainly plastered with plain skirtings, supposed to be no earlier than the 20th century. In the back west corner the ceiling timbers are supported on a corbelled brick pier, suggesting some movement in the walls subsequent to the alternate rebuildings over the years (**fig.55**). **Floor** of 6" softwood boards to the front half of this room, with black-painted margins. The rest of the floor is solid. **Windows** at the front are historic

8x8 sashes. Modern 3-light casement window to gable wall. The brick fireplace against the gable wall was constructed after 1981 and is absent on Slocombe's sketch drawing of the ground floor (see appendix B).



Fig.53 Lounge looking to front elevation



Fig.54 Nailed junction of beams



Fig.55 Brick pier supporting ceiling timbers



Fig.56 View to rear of room

First Floor

Landing (F1)



Fig.57 Looking west; softwood beam at junction of two distinct areas

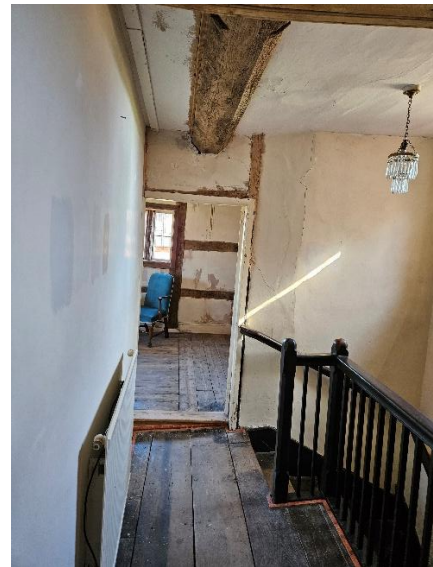


Fig.58 Looking north-east towards bedroom 2 partition

The landing can be considered two distinct areas, divided by a softwood planked boxed beam (spanning south-east and north-west walls) supported on a softwood planked boxed post (**fig.57**). A straight joint in the floorboards by the post (**fig.59**) could be from rearrangement of stairs and/or site of a former partition. The staining around the margins, typical of the 19th century, must have been made after removal of the partition, if it existed.

North-east area of the landing (F1A)

This area of landing containing the 18th century stairs, was probably originally part of bedroom F2. A good elm beam, jointed to the softwood beam, runs into bedroom F2 through the north-east partition (**fig.58**). The beam is decorated with the same chamfer and stops as dining room (G2). The stop on the north-west face was intended for display, but now closely faces a partition (**fig.60**). Ceiling is mainly lath and plaster, except boarded north-west of the elm beam (**fig.60**), perhaps due to altered partition alignment.



Fig.59 Straight joint in floorboards **Fig.60 Elm beam stop-chamfered on both faces**

The north-east wall comprises a chimney stack (to the right) and tapering partition (**fig.58**).

Partially exposed around the door is an elm? stud and rail, tenoned, and apparently pegged (**fig.61**). This is perhaps part of a timber-framed partition. Visible timbers appear rather slender which might suggest a mid-19th century modification. Chamfered door architrave added later-20th century.



Fig.61 Tenoned stud and rail, north-east partition

The plastered south-east (rear) stair wall is set back at the first floor (**fig.62**). The first-floor window, set high, has deeply spayed jambs and cill (**fig.63**). It contains modern glass in a plain wooden frame. Late-19th century or early-20th century balustrade guarding the stairs, with stick balusters, moulded handrail and stop-chamfered newel posts with domed caps (**fig.62**).

The floor has wide elm boards in both areas of landing, varying widths, some measuring approx. 28cm (11 inches), likely reused during the mid-19th century refurbishment (**fig.59**).



Fig.62 Looking south-east. Stair balustrade, with stop-chamfered newel posts



Fig.63 Single-light window within deeply splayed opening, rear wall

South-west area of the landing (F1)

The south-west area in the main range (**fig.64**) has the later inserted main chimney stack largely forming the south-west wall. There are some possible primary phase features visible here, most likely associated with the surviving roof truss:

- (1) Purlin running between the stack and the softwood beam (**fig.65**), deeply chamfered on the north-west face, with diagonal conversion marks
- (2) Collar partially exposed in the stack wall at ceiling height (**fig.65**)
- (3) Principal rafter possibly indicated by a diagonal crack witness mark in the stack wall (**fig.65**).
- (4) Part of a tie-beam embedded lower down the stack wall (**fig.66**).



Fig.64 Landing, looking south-west towards the inserted stack



Fig.65 Purlin, collar and possible witness mark of a principal rafter



Fig.66 Tie-beam embedded in stack wall



Fig.67 Looking south-east



Fig.68 Tapering, nailed splint

The south-east wall, set back here, is plastered to the entrance into the rear extension (**fig.67**). A rail from timber framing is exposed low down, but above floor level (**fig.64**).

There are two sloping ceiling features of unknown phase running into the wall:

- (1) Splint adjacent to the softwood beam (**fig.68**). It is attached to the underside of a feature above the ceiling
- (2) Boxed wedge feature (**fig.67**) adjacent to the splint, purpose unknown.

Ceiling is lath and plaster north-west of the purlin (**fig.65**). The south-east part of the ceiling surrounding the loft hatch is a later replacement (**fig.67**). There is a tentative suggestion this is a possible location of former attic stairs.



Fig.69 Ceiling beam with nail evidence of former partition



Fig.70 Change in floorboards, viewed from rear extension. Redundant mortice for former stud in rail.



Fig.71 Redundant mortise for former stud in wallplate soffit. Chamfer with runout stops could indicate a former opening.

A ceiling beam, which runs into the stack and jointed to the possible wallplate (**fig.69**), is partly exposed in the stack wall (**fig.65**). Nail evidence on the soffit, and a straight joint in the floorboards (**fig.70**), suggest the landing and passage were once divided by a partition.

Right of the plastered section, the south-east wall has exposed rail, possible wallplate and studs, tenoned and pegged (**figs.71 & 72**), all probably elm. One stud and infill has been removed, probably here to create the entrance to the rear extension. Redundant mortise and peg holes in the rail (**fig.70**) and wallplate (**fig.71**) indicate the former stud position. The timber at the north-east jamb is a later insertion.



Over present opening, a section of wallplate has a broad chamfer with runout-stops, inner (landing) face only (**fig.71**).

The passage south-east of the stack, evidently once partitioned from the landing, leads to the office (F6).

The stud wall continues to the office doorway (**fig.72**). The nailed horizontal timbers forming panels are not pegged, perhaps a later alteration. No visible redundant mortises for pegged rail were seen on posts.

Softwood floorboards in the passage measure approx. 15.25cm (6 inches).

Fig.72 Stud wall in passage

Bedroom (F2)



Fig. 73 Bedroom F2, looking towards the north-west front



Fig. 74 Looking towards the north-east side wall

The solar, the principal first floor chamber, was always a ceiled room, and the two transverse ceiling beams have chamfer stops as the dining room below (G2). At the joint with the north-east wallplate where carpenter's setting out marks are visible (**fig.75**). The north-west beam is jointed to the girding beam at the south-west partition. The south-east beam shows evidence of a former partition. Much of the carpentry is good quality and, it is lit by two oriel windows.



Fig. 75 South-east beam joint; north-east wallplate chamfer respects the beam



Fig. 76 Small area of lath and plaster exposed in ceiling

The pegged timber-framing is exposed on both exterior walls. Two different types of framing are evident. Framing of the front wall has corner posts with jowelled heads, and long, straight corner braces, pegged twice, bisecting the adjacent stud and terminating in the adjacent panel (**figs.73 & 77**). The near-square panels are single pegged.



Fig.77 Front wall jowelled post, long straight brace, near-square panels



Fig.78 North-east side wall shorter brace, landscape rectangular panels

In contrast, the north-east (side) wall framing has larger rectangular landscape panels, single pegged. Corner braces are also pegged twice, but on this wall are more conventionally contained in the corner panel (**figs.74 & 78**). North-west brace is curved; north-east is virtually straight. The north-east wallplate was decorated with a narrow chamfer with runout stops terminating neatly at the beam; evident left of south-east beam (**fig.75**). Why there is a difference is not known, perhaps the framing was set out by different carpenters.

The south-west partition (with bedroom F7) contains some historic fabric. The wall is plastered below the girding beam. Jointed to the girding beam is an exposed long straight brace with features matching front wall (**figs.78 & 88**). The other end of the brace is obscured but presumably pegged to corner post. The landing end of the partition appears to have been reconstructed. Adjacent to landing partition is a modern stud. Visible skirting here is modern. Floor evidence indicates the south-east partition with the landing used to have a different alignment, the extent reflected by a straight, then diagonal joint where it meets the partition (**fig.79**).



Fig.79 Former alignment of landing partition reflected in floorboards



Fig.80 Looking towards the south-east (rear) wall

The solid south-east rear wall is plastered, and overlaps the end of the timber-framed north-east side wall (**figs.78 & 80**). The projecting chimney breast is not central to the room, offset right.



Fig.81 Cast iron arched register grate



Fig.82 Door double fascia architrave surround

The fireplace contains a mid-19th century cast iron register grate (**fig.81**). The plain mantelshelf with curved ends is characteristic of 19th century. The mouldings on the wooden surround are also typical of the period.

The south-west partition with the landing is plastered (**figs.80, 81 & 82**). The 4-panel door hung on butt hinges is typical 19th century. It has plain recessed panels, metal rim lock, brass knob and circular escutcheon. Door might be reused, the top shaved to fit. The double fascia architrave is also typical 19th century (**fig.82**). Evidence in the south-

east ceiling beam and a change of direction of floorboards suggests a former partition terminated virtually in the middle of the present doorway (**fig.58**). The door opening must have been inserted (or reopened up) after removal of the former partition.



Fig.83 Timber 4-light oriel window, with ovolo-moulded mullions, ledge and soffit
Fig.84 Original setting-out marks on stud; architrave added later, nailed

Both timber 4-light oriel windows have ovolo-moulded mullions (**fig.83**), a feature characteristic of 17th century. In both, the ledge and soffit are decorated with a narrow ovolo-moulding. On the stud adjacent to front window are carpenter's setting-out marks (**fig.84**), which likely indicate an original window position. Both have a plain later-added architrave, nailed with iron nails (**fig.84**).



Fig.85 Turnbuckle catch

Fig.86 Flame burn mark, thought to be deliberately made for ritual protection

Fig.87 Change of skirting at location of former partition; torus-skirting to right

Probably replacement 2-pane timber casements throughout, except left casement north-east window with turnbuckle catch, likely late-19th or early-20th century (**fig.85**). Reset stay fixed to another light, same window, could date from same period. Front window has similar turnbuckle catch, reset. Fixed to another light is an earlier-mid 20th century handle with matching stay.

Front window has a flame burn mark present on a mullion (**fig.86**). Burn marks like these are relatively common on timber in historic buildings, and even furniture. Recent practical research by archaeologists has shown they were made deliberately and with care. It is thought they were ritual protection from fire damage. Though we often see these in 17th and early 18th century settings, it could have been made on construction or any time up to the early-19th century.

Changes in floor height, floorboards, floor staining and skirting boards, indicate the room has been divided into smaller spaces during its history. At least three former partitions existed. A room at the south-east (rear) end extending to south-east beam, contains 19th century features, including fireplace, 16.5cm (6½-inch) softwood floorboards and torus-moulded skirting (**fig.87**). No visible evidence to indicate location of entrance or window.



Fig.88 Looking towards south-west partition



Fig.89 Changes in floor and skirting at location of former partition; bead skirting to left

North-west of south-east beam, the exterior walls mostly have low skirting (moulding indistinct) (**figs.87 & 89**), perhaps predating torus-skirting. This former room would have been well-lit by both windows, but was originally unheated. Mixed floorboards measuring approx. 17-23cm (6¾ - 9 inches).

A change in the height and type of flooring, staining, and a change in skirting from low to taller bead-skirting (retained at front wall) (**fig.89**), marks the site of another former partition parallel with the south-west wall. Stained floorboards here vary in width but measure approx. 22cm (8½ inches).

Bedroom (F3)

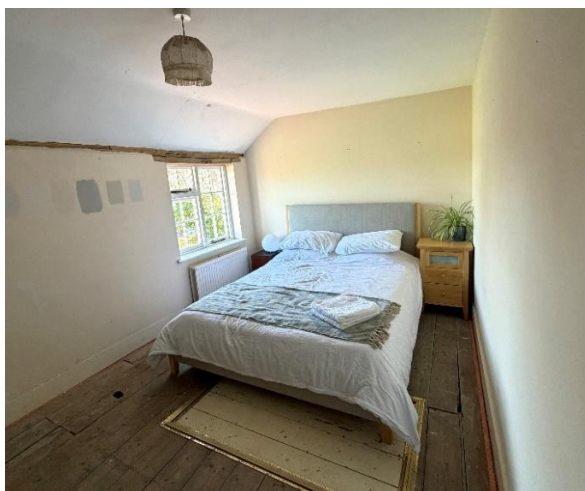


Fig.90 Bedroom F3, looking south. Large hatch in floor for cheese hoisting.



Fig.91 Looking north-east

Contained in the rear extension, this unheated room is a former cheeseroom. Evidence of the cheese storage is the large hatch for hoisting the cheese (**fig.90**), a hole in the floor for the hoist (**fig.92**) and faint tramline markings on the floorboards possibly for rack and tack (**fig.93**).

Visible features in this room date from no earlier than the mid-19th century. The wallplate is exposed at the south-east wall. The plastered walls have plain board skirting, typical of the 19th century. 19th century 4-panel door, as bedroom F2. 20th century plain architrave. The 2-light window, under a softwood timber lintel, contains a 20th century casement. In the east corner is a later-20th century inserted shower cubicle. Floorboards measure approx. 16.5cm (6½ inches).



Fig.92 Location of cheese hoist



Fig.93 Possible rack and tack site

Bathroom (F4)



This room, reached via the rear passage, has recently been modernised.

The shower area in the west corner, perhaps a former separate WC, is lit by a single-light containing a 20th century 2-pane casement.

The main area is lit by a 3-light window containing 20th century 3-pane casements.

Fig.94 Bathroom, looking west

Rear Corridor (F5)



Fig.95 Rear corridor, looking south-west



Fig.96 Pegged joint, carpenter's mark 'VI'

This corridor is contained in the rear extension. The outer face of the stud partition (also seen from the landing of main range) forms the north-west wall (**fig.95**), but here an additional three panels with two studs are exposed at the south-west end. The pegged north-easterly stud (to the right) has Roman numeral carpenter's mark 'VI', bottom rail joint (**fig.96**). The wallplate is scarf-jointed above one stud (**fig.97**). Iron straps seen in two places on wallplate; above a stud (**fig.98**) and over the entrance.



Fig.97 Wallplate scarf joint



Fig.98 Extension has machine-sawn rafters, supported on the old wallplate

A section of lath and plaster has been removed from the ceiling to expose machine-sawn softwood rafters of the extension roof, supported on the old wallplate (**fig.98**).

At the north-east end of the passage is an airing cupboard. It opens with a good 4-plank and 4-batten door (**fig.99**) with wide unequal width planks, primary to the mid-19th century build. Strap hinges with rounded ends. Door reused; the later-added rimlock with brass knob is fitted to the interior face. The partition surrounding the door is matchboarded. Inside, the wallplate also visible in the passage is exposed. Rear and north-west walls of brick. 20th century shelves.

Floorboards in the passage measure approx. 17cm (6¾ inches).



Fig.99 Plank & batten door

Office (F6)

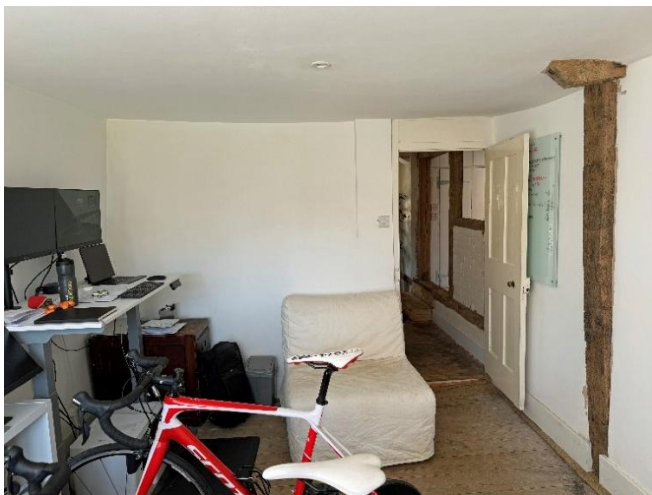


Fig.100 Office, looking north-east towards stack



Fig.101 Post and stub-tie

The entrance is via the passage along the stack, shallow step down into the room. Embedded in the plastered south-east wall is a post and stub-tie (**fig.101**), with an iron strap partially visible.

The wall of the stack facing this room tapers towards the ceiling. No visible evidence for a fireplace, though it is possible a shallow vertical joint in the wall by the door might be associated.

There is a likelihood that the plastered north-west partition with bedroom 7 might be an a mid-19th century addition. The 3-light window, containing a modern replacement casement, is in an offset location, very close to the partition (**fig.102**).



Fig.102 Looking south-west; window offset

19th century 4-sunk-panel door with shallow-fielded panels inner face. Rimlock upside down. Panel over the door for borrowed light into passage (blank panel, not fitted with glass). Floorboards measure approx. 17cm (6¾ inches), as extension rear passage.

Bedroom (F7)



Fig.103 Bedroom F7, looking north-east



Fig.104 Two studs, south-east partition

This bedroom overlooking the front of the house is entered from the landing at the side of the main stack. It has been divided into at least two rooms during its history.

The main stack projects out from the end of the south-east partition (with office F6). The partition is plastered, with two slender, full-height timber studs exposed adjacent to

the stack (**fig.104**). The accessible south-west stud has a series of iron nails, some possibly hand-wrought, clenched (**fig.105**). The nails might have been for a former partition marked in the floorboards by a vertical joint (**fig.109**). A joint in the skirting (**fig.106**) could be associated with the former partition and/or might indicate a former opening.



Fig.105 Iron nail, south-west stud



Fig.106 Joint in skirting board

The accessible area of the north-east partition with bedroom F2 is plastered without visible features (**fig.103**) (wall mainly obscured by furniture at the time of the visit).



Fig.107 North-west (front) wall



Fig.108 North-easterly timber

A course of three slender horizontal timbers run the full length front wall (**fig.107**). They might be levelling timbers relating to the rebuilding of the front wall in the mid-19th century. The surface of the north-easterly (right-hand) timber appears weathered date (**fig.108**), though any of them could be reused.

The inserted chimney breast projects into the room from the south-west wall (**fig.109**). This end of the room, evidently once a separated from the rest of the room, has stained floorboards. The fireplace has a cast iron register grate and moulded mantel, all one piece (**fig.110**). There is no chimney stack below, so it appears that the stack always started at first floor level.



Fig.109 Looking south-west



Fig.110 Arched register grate

The 4-sunk-panel door is perhaps reused; fixed to the frame is a different type of rimlock (**fig.111**). The plain chamfered architrave surround was added later-20th century. The architrave on the outer (landing) face has bead and torus mouldings (**fig.112**).



Fig.111 Two phases of rimlock



Fig.112 Bead & torus-moulded door architrave, landing face



Fig.113 Bead & torus double fascia window architrave. Stylised flower curtain bracket

The double fascia window architraves also have bead and torus mouldings, contemporary with door architrave (landing face) (**fig.113**). Fixed to lefthand window architrave is a pair of stylised flower curtain brackets.

The windows contain 8x8 sashes without horns with ovolo-moulded glazing bars. Wide 16-pane sashes were introduced after c.1800. Floorboards measure approx. 17cm (6¾ inches), as office.

Notes on the roof

Cardinal directions are abbreviated: N, NW etc

The diagram below shows the principal elements in the roof, superimposed on the ground-floor room layout. Modern new and replacement timbers are not shown.

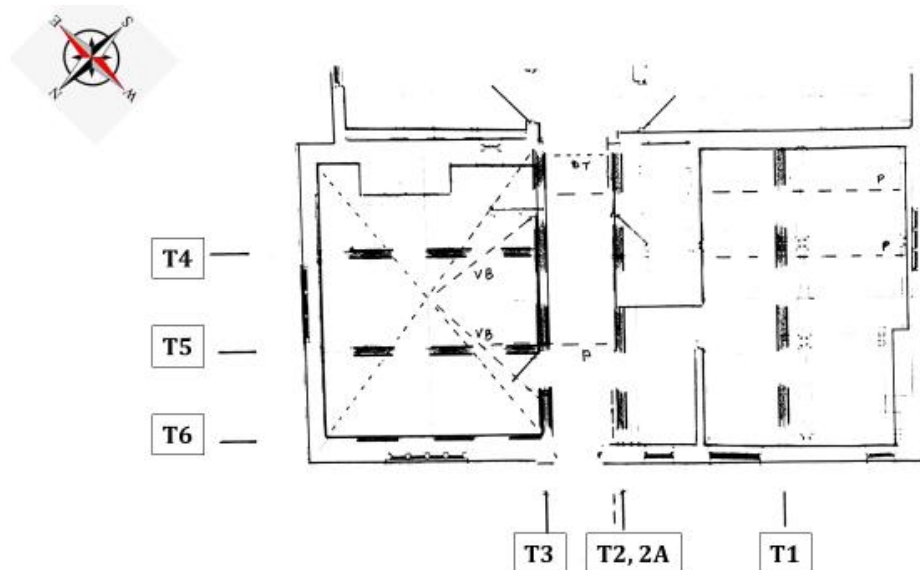


Fig.114 Diagram of principal roof elements. Not To Scale

For the purposes of these notes the trusses are numbered from the SW through to the NE, but the roof will be described starting with the medieval hall phase, and will then describe the later rebuilding of this roof. The crosswing will then be described. The relative chronology of these three building phases will be discussed at the end. It should be appreciated that what is described as one phase may in fact contain a number of separate building operations. All the roofs were altered and repaired in the C19th and C20th, and these works are not described in detail.

The medieval roof

The only surviving truss from this first phase is **truss T2**, a heavy collar-and-tiebeam truss, smoke-blackened both sides (**Figs.115-117**). The blackening is a heavy stain but is not soot encrusted, possibly because of later cleaning. The timbers are well crafted but without any decoration or chamfer. The truss is sited adjacent to the stone stack which has been inserted abutting its SW side (i.e. on the hall side). Both the principal rafters survive and measure 140 x 280mm; they are straight not curved. On the front (NW) side the foot of the principal is lost in the rebuilt front wall, but on the rear (SE) side the principal can be seen descending steeply by the chimney void. It has been sawn off, vertically, some 800mm below the first-floor ceiling level. The foot of the principal has therefore been lost but it is estimated that it aligns with a horizontal timber

2450mm long and 240 high, embedded into the stack in the first-floor stair landing area F1 (**Fig.118**). This horizontal timber would therefore have formed the tiebeam to the truss some 700-900mm above what is now the first-floor level.

At the end of this section is reproduced as **Fig.150** a helpful elevation of truss T2 drawn in 1981 by PM Slocombe.¹⁹



Fig.115 A general view of T2 from the SW. In this view the smoke-blackened truss T2 is seen behind the stack; the NW principal of T2A can be seen to its left. Immediately in front of the camera is T1

¹⁹ Source: PM Slocombe, WBR *Report on End Farm, Marston*, dated 1981.



Fig.116 Truss T2 from the SW, showing the cranking of its collar; and the principal and tiebeam of T2A



Fig.117 Truss T2 from the NE. This view shows T2A with its nailed-on collar

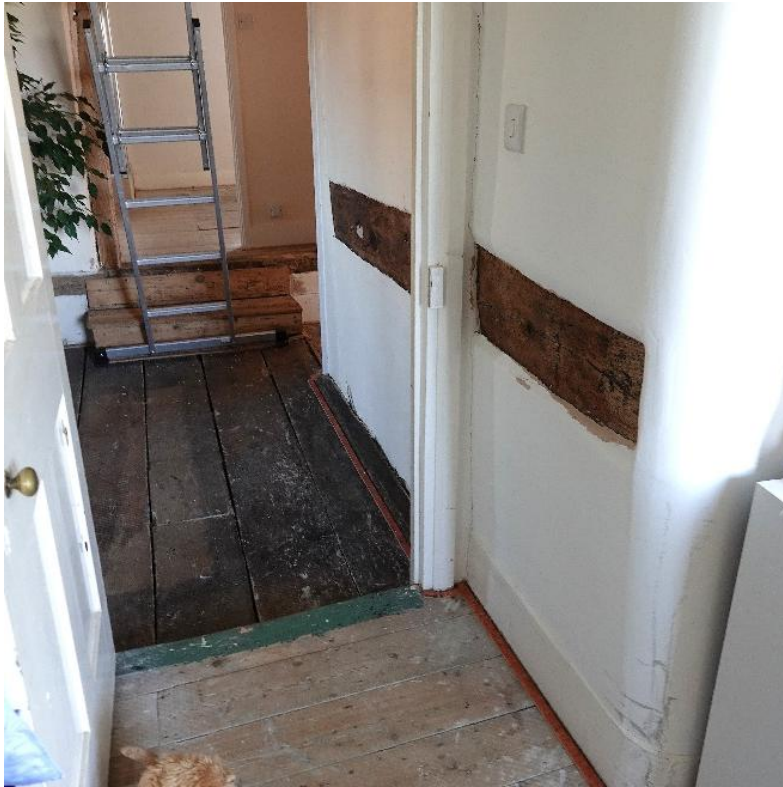
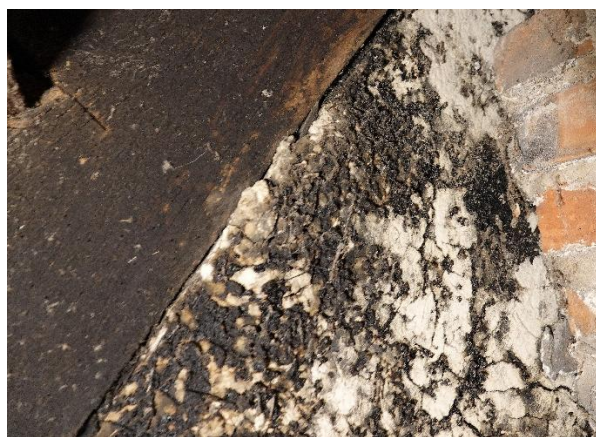


Fig.118 The sawn-off tiebeam of T2, now embedded in the inserted stack

The apex of T2 has been mutilated by the cutting back of the NW principal but the apex would appear to have been a simple bridle (**Fig.119**)²⁰; no evidence for a yoke is present.



(left) Fig.119 Apex detail of T2 from the SW side; the far principal has been cut back by the later replacement tiled rafters. (right) Fig.120 Detail showing the staining of the principal and the sooting of the infill on the SW side

The truss has a heavy collar, smoke-stained both sides. The collar is double pegged to the principals, and measures 150 x 250mm, a substantial timber, and whilst its soffit is gently cambered, its upper face is steeply cranked. The central part of the collar has a

²⁰ Pam Slocombe reported in 1981 that 'The truss is tenoned at the apex'. Source: PM Slocombe, WBR *Report on End Farm, Marston*, dated 1981.

chamfer to its soffit, on both sides. The truss is closed above the collar with (presumably) wattle-and-daub infill which has been given either a limewash or a white chalky plaster on both sides. While the principals and collar are heavily smoke-stained, the infill is not significantly stained at all, but does have a number of soot particles, more on the SW side than on the NE side (**Figs.120 & 121**) – these particles are not present on the principals and collar and may perhaps have resulted from a leaky flue? Notwithstanding the soot particles, the absence of smoke-staining on the infill shows it is not primary.



Fig.121 The collar of T2 seen from the NE, with a pronounced crank to its upper face, and central stud. Above the collar is limewashed infill with some soot particles; the stone stack has been underbuilt beneath

The soffit of the collar could be inspected NW of the stack and has a line of stave holes. There is also a central stud running up to the collar, and NW of this a raking open mortise for a further stud (**Fig.121**). The open mortise still contains an iron nail, apparently to secure the stud. An interesting feature here is the extent of smoke-staining - both sides of the collar, including its soffit, and the stave holes, and the open mortise and even the nail, are deeply stained. This suggests that the truss below the collar was closed (hence the stave holes) but that this was removed within the period the hall was open, allowing the smoke to stain the soffit and stave holes also. This may possibly relate to a lost smoke bay sited where the stack now rises, but no direct evidence for any such bay was noted.



Fig.122 *The collar of T2, showing the vacant open mortise with its iron nail*



Fig.123 *T2, the vacant mortise for the butt purlins, upper tier, each single-pegged*

Truss T2 carried two tiers of purlins, none of which now remain, except for a possible purlins seen on the Landing (F2). Examination of the vacant mortises and pegging shows these were butt purlins, each timber single-pegged to the principal (**Fig.123**).

A feature noted is a short length of horizontal timber (annotated 'DT' on the roof diagram) and shown in **Figs.124 & 125**. This timber is set only 300mm above the first-floor ceiling. It is smoke-stained and is therefore from the open hearth phase, but unusually is *dovetailed* to the outer face of the principal, and therefore probably built in the primary build. It is sited only slightly below the mortise for the lower purlin so probaly did not duplicate this function. Its purpose is unclear.



Figs.124 & 125 A short purlin-like timber set immediately below the lower purlin of T2. Note the dovetail joint

Only one carpenters' mark was noted on truss T2, although this may be due largely to difficulties of inspection. The mark (**Fig.126**) is on the collar/principal of T2, NE side. It comprises three parallel long curved race knife marks.²¹ In this position the numbering suggests T2 a hall of two bays to the SW, with the central and SW end trusses now lost.

The roof pitch of T2 is 55°, a standard pitch for thatch.



Fig.126 Carpenters' mark on T2

²¹ Race knives were in use from c1300, but from evidence in Herefordshire they came into widespread use during the late C15th into the C16th. See: Duncan James, *Carpenters' Assembly Marks in Timber-Framed Buildings*, VA, Vol 49 (2018) p1-31

Raising and rebuilding the hall roof

At some date, possibly the same time as the stack and hall ceiling were inserted, but more likely subsequent to these 'improvements', the hall roof was rebuilt. None of these timbers are blackened and all are of substantial scantling, but in elm and with waney edges. Of the medieval trusses only T2 was retained in this rebuild; the (presumed) two medieval trusses SW of T2 were removed, with their tiebeams and purlins. However, many of the primary timbers, including a number of the common rafters, were re-used in the rebuilding of both this phase and the crosswing phase; they are easily identified by their smoke-blackening. The new roof had a lower pitch of approximately 44° , enabling the eaves at the front and rear wall to be raised by approximately 2m. It is also possible that the rear wall was resited outwards a little.

The new roof was supported by a central truss (termed **Truss T1**), in approximately the same position as its medieval predecessor. This truss survives although its tiebeam, at the new eaves level, was later sawn through, for reasons which are not apparent (**Figs. 127 & 128**).²²



Figs. 127 & 128 The post and sawn-through tiebeam of T1 at first-floor level

In the roof space, the principal rafters of T1 are substantial elm timbers (130 x 250mm) but of poor quality, with some waney edges. It can be seen here that the sawn-through tiebeam has been replaced by a later machine-sawn timber to which the feet of the

²² The stub of the sawn-off tiebeam still retains the mortise and sawn-off tenon from the principal rafter of T1 above, just visible in **Fig. 128**

principals are bolted (**Fig.129**). The principals have vacant mortises for two tiers of single-pegged butt purlins, but the purlins themselves survive only on the rear (SE) slope; again they are substantial waney elm timbers. There is no collar to T1 but in a later strengthening a simple high collar has been bolted across T1.

The rebuilding operations retained the medieval truss T2 but in order to achieve the rasing of the eaves new principal rafters were afixed to the outside of the principals of T2, with their feet some 1150mm further out, and the new principal sloping back to meet the medieval one in a long taper, for some reason notably at a lower level on the front slope than on the rear slope where it tapers almost right up to the apex (**Figs.116 & 117**). These new principals added to T2 will be termed **Truss T2A**. A low collar has been nailed across from the new principals of T2A back to the stack (**Figs.117 & 131**); this may possibly be contemporary with the truss but is probably a later addition.

Unlike Truss T1, where the tiebeam has been sawn away and replaced only a later bolted addition T2A does possess a tiebeam, albeit only a thin timber, which runs back to the stack (**Fig.133**). However, whereas T1 does rise from a post, T2A does not - the post of the adjacent timber-framed wall (room F5) is misaligned from the truss as can be seen in **Fig.133**. Since the original medieval post is missing here, having been lost when the foot of the principal and the end of its tiebeam were removed, the result is a structural weakness (although probably not serious because of the nearby stack).

The **far SW end wall** contains no truss from this rebuilding phase, or indeed from any subsequent period. The wall is now of brick, probably C19th or later. At this end of the roof, the common rafters and numerous props and struts also date from later work (**Fig.132**), and the change in roof covering to clay pantiles in 1900.²³

²³ The use of stone tiles was reported by the owner FHC Maggs from his grandfather's recollections. The stone was reportedly replaced by pantiles in 1900. Source *'Comments of Owner following report'*, PM Slocombe, 1982.



Fig.129 Truss T1, looking SW. One principal rafter can be seen, bolted to a replacement tiebeam, with a lower purlin running into it, now propped



Fig.130 This view shows to the SE of the stack shows the blackened principal of T2 to the right, and the unblackened principal of T2A, with its lower purlin tier



Fig.131 This view shows the nailed collar on T2A



Fig.132 The SW end of the hall roof. To the left the principal and purlins of T1 can just be glimpsed, but the rafters, struts and props are all later; note the blackened common rafter re-used as a prop



Fig.133 *The foot of T2A showing how it is misaligned in relation to the adjacent post, but does have a thin tiebeam running back to the stack*

On the NE side of T2A is an area of confused carpentry. There is a **truss, T3**, sited only some 1.7m NE of T2A, but clearly part of the same rebuilding phase of the hall roof (here it is over the cross-passage)(**Figs.134 & 135**), The carpentry is the same as that of T2A and T1 but is complicated by the crosswing structure which in part is dependant on it – for example the valley board of the crosswing appears to load onto the tiebeam of T3, buried beneath the floor (**Figs.134 & 135**). (These valley boards are anoted ‘VB’ on the roof diagram). The lower purlin NE from T3 has been truncated by the crosswing and is now vestigial only (**Fig.134**), again confused carpentry.

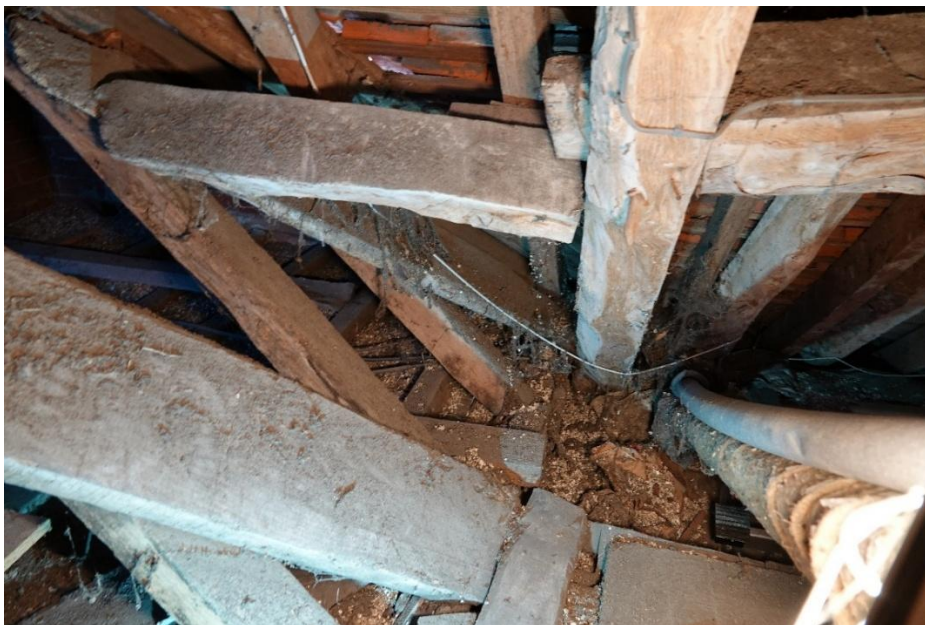


Fig.134 *Truss T3, looking down to the foot of the principal. The lower tier of purlins can be seen. That on the left apparently only now a remnant*



Fig.135 Truss T3, looking up through the loft hatch. The principal and its tiebeam, and a purlin, can be seen

On the rear (SE) slope, T3 is largely intact, albeit with a truncated purlin, but on the front (NW) slope the principal of T3 is little more than a heavy common rafter. An upper purlin from T2A now runs through uninterrupted to the crosswing, where it ends in a tenon but is now wedged between valley timbers. The lower purlin on this slope is a replacement.



Fig.136 The purlin from T2A running onto the outer face of T5

The crosswing

The roof structure of the crosswing is simple and largely unaltered, although as noted the junction of the crosswing with the hall and cross-passage roof is confused. The crosswing is of three bays carried on two trusses, **T4 and T5**, aligned NE-SW, i.e. at right angles to the hall roof. The front and rear walls of the wing align with those of the hall, so the wing projects outwards at neither front nor back. The two trusses are essentially the same and the only obvious later alterations to the wing are the replacement in brick of the rear (SE) wall.

The two trusses are shown in **Figs.137 & 138**. Each truss has principal rafters (130 x 270mm) and a single tier of butt purlins. All the timbers are elm, many with waney edges although the main elements are of better quality than elsewhere in the roofs. There is much re-use of timber, presumably from the medieval hall roof. **Fig.137** shows four such purlins from re-used timbers, all heavily smoke-stained. The re-used timbers include common rafter pairs (**Fig.139**), and in particular two floor beams with steeply-diminished tenon haunches for floor joists, re-used as the two purlins in the central bay (**Fig.144**). Assuming they came from the medieval roof of the primary house, this suggests that the primary house had at least one floored bay, perhaps a low-end sleeping platform. Interestingly, these beams were carefully chamfered for re-use as purlins – the blackening has been planed off in the chamfering – which indicates the status being afforded to this attic chamber of the crosswing.

The crosswing truss apices have a double-pegged bridle joint, strengthened on T5 by a modern nailed yoke (plywood?) (**Fig.138**). Each truss has a collar (100 x 200mm) set at a high level, so high as to almost be a yoke. This timber is finely crafted in a steep camber (almost to proper a segmental arch) with an open spandrel above; it is clearly designed to be decorative as well as structural (**Fig.141**). It double-pegged to the principal. At the collar/principal joint T5 has a semi-circular carpenter's mark (**Fig.140**), probably from a gouge.²⁴

There is no ridge piece, either here or anywhere else in the roofs already described, but in places thin planks ridge has been added in association with later replacement common rafters.

²⁴ "The arcs made by a gouge can be easily confused with race knife arcs". Duncan James, *Carpenters' Assembly Marks in Timber-Framed Buildings*, VA, Vol 49 (2018) p1-31



Fig.137 Truss T4 looking SE to the brick rear wall



Fig.138 Truss T5 looking NW to the front wall



(left) Fig. 139 A re-used rafter pair in the crosswing roof. **(Right) Fig. 140** Gouge marks on T5



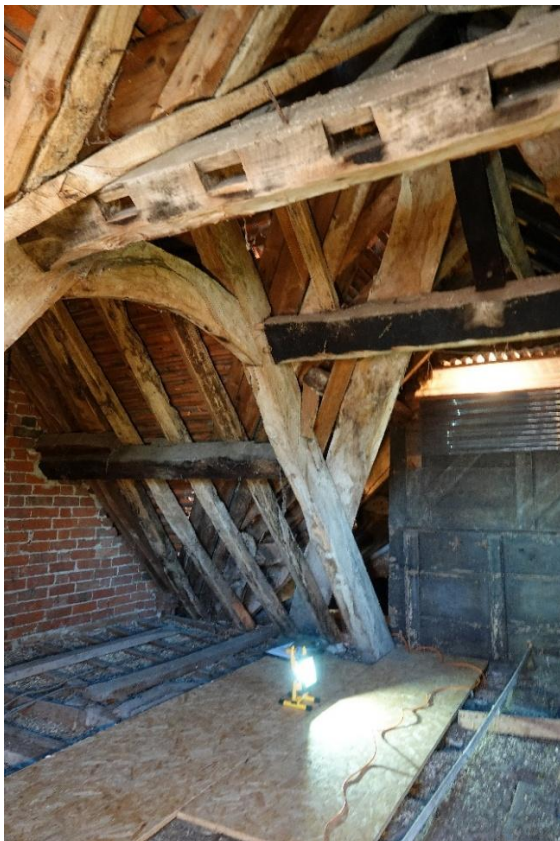
Fig. 141 The decorative collar of T4

The tiebeams of the trusses are not apparent in the roof space but project down into the first-floor chamber below, room F2 (now ending in the stair landing area, room F1) (**Figs. 142 & 143**). The tiebeams in the chamber have the same decorative stops with two rolls as the ground-floor parlour room below (room G2). The use of these decorative, matching beams demonstrates that the roof space of the crosswing was purpose designed as an attic room, rather than being a decorative feature to an unceiled first-floor chamber below. At the date the crosswing was probably erected this use of a *ceiled* first-floor chamber would have been innovative.



Figs.142 & 143 The tiebeams of (left) T5, and (right) T4, visible in the chamber below

Trusses T4 and T5 have one tier of butt purlins, but those in the central bay are raised to allow headroom into the flank gable on the NE side, and on the SE side into the roof space of the cross-passage bay T3-T2. The purlins are single-pegged to the principals and the raising of those in the central bay allows all the purlins to project a few cm through the principals. The head height resulting from the raising is generous, as can be seen in **Figs.144 & 146**, and this attic room would clearly have been used for an important function. Unfortunately, the floor is now much decayed and it is not possible to ascertain whether it was boarded and with what.



Figs.144 & 145 The crosswing attic space showing the generous head height available. (left) Looking south to T4, (right) looking north to T5

On the SW side of the crosswing are heavy valley boards (**Figs.149 & 151**). These boards are steeply pitched and of heavy scantling but do not define the present valley and appear structurally redundant.

The framing on the front gable wall is set into a **truss T6**. This is less substantial than T4 and T5. The apex is obscured by later replacement common rafters. The tiebeam is prominent when seen from the outside, but not visible internally. Externally there are barge boards with decorative dentils and a pendant. The principal rafters of this truss may be re-used or altered, the evidence being that they both have vacant mortises for a lower purlin tier, although this could be an example of the carpenter deciding this second tier is unnecessary after the mortises were cut.

The timber-framing on the two gables is exposed to the room (**Fig.147**) and comprises rectangular panels, single-pegged. There is a high-level collar in oak, which acts also as the window head. The window itself is a replacement. The window jambs are heavy studs running down uninterrupted to the tiebeam below. Either side of these is a rail and secondary studs below. The infill can be seen in **Fig.147** and has three panels of herringbone brickwork, with the other panels in header brickwork. The bricks are laid in white lime mortar and for the herringbone at least, may possibly be original (**Fig.148**).



Fig.146 A general view to the north corner, showing the two gables



Fig.147 *The timber-framing of the front (NW) gable, set in truss T6*



Fig.148 *Detail of the timber-framing of the front (NW) gable*



Fig. 149 *The valley boards from the hall side (SW)*

Discussion, Interpretation and Dating

The **medieval phase** survives only in truss T2 but this is sufficient to indicate an open hall of, almost certainly, two bays. The bay T2-T3 defines the cross-passage, still extant at ground floor level. Unfortunately, no other elements of the medieval phase survive at roof level, but from comparable roofs the presence of curved windbraces to one or both of the purlin tiers can be envisaged²⁵. The evidence of the collar soffit demonstrates that during the open-hearth period the roof was altered at least in terms of the truss closure, and the notes above have speculated on the possibility of a smoke bay in the approximate position now occupied by the inserted stack.

The house in this phase would certainly have had a service room(s) at the low (NE) end, and, probably, an inner roof (parlour) of one bay at the high (SW) end.

Dating this first phase is difficult as no clearly datable features are present and the apex has been partly cut away, but the truss design, the heavy scantlings used, the butt purlins and the cranked collar are all **typical of the C15th**. The presence of smoke staining but the absence of heavy soot encrustation suggests the length of the open-hearth phase was limited, and it was not long before the stack was inserted, perhaps preceded by a smoke-bay phase, so a later date in the century is more likely for the

²⁵ Pam Slocombe reported in 1981 'There are empty mortises for purlins and (?) windbraces'. Source: PM Slocombe, *WBR Report on End Farm, Marston*, dated 1981.

primary construction. The roof pitch shows the original roof covering was thatch, almost certainly long straw thatch at that date.

After the medieval phase, a series of improvements and alterations took place, which cumulatively had the eventual effect of transforming the Medieval house into an Early Modern house. The evidence in the roof alone is not sufficient either to date these improvements, or to indicate their relative chronology, and a number of scenarios are possible. The operations involved (1) the ceiling of the hall and the insertion of the stack; (2) the raising of the eaves of the hall range and consequential rebuilding of its roof; and (3) the erection of the crosswing. The first of these, the ceiling of the hall and the insertion of the stack, may not necessarily have affected the roof above. The ground floor ceiling inserted into the hall has a 6-compartment beam pattern set from the *front* face of the stack, hinting at an intermediate smoke bay stage, now occupied in part by the stack. The smoke bay may have been primary, which might explain why the roof timbers are smoke-stained but not heavily soot-encrusted, but is more usually a sub-medieval improvement stage.²⁶

The hall ceiling beams, with their large unstopped chamfers, indicate a date within the C16th for the ceiling of the hall.

In contrast, the second and third of the improvements suggested above would have impacted directly on the roof structure:

The raising of the eaves to increase the head height in the hall chamber(s) would have been highly desirable once the hall had been ceiled, because of the very restricted head room in the chamber(s) above, but would have necessitated substantially **rebuilding the hall roof structure**. This was achieved using new trusses T1 and T3 and the alteration of the medieval truss T2 into T2A. Unfortunately, there are few datable features for this phase. The rebuilt roof is of elm, often of second quality, but uses traditional carpentry and trusses with butt purlins, and fully pegged joints (assuming the nailed collar to T2A is a later addition). A date as early as the C16th (the suggested date for the hall ceiling) would not sit comfortably with the limited evidence available, and this improvement was therefore probably a subsequent and quite separate phase. A date **within the C17th** is suggested. (If the nailed collar on T2A is contemporary, then a late C17th or even early C18th would be more appropriate, but this is unlikely given the other evidence).

The dating of the crosswing is less problematic and can be more securely attributed to the **early C17th** on the style of carpentry and timber-framing employed, and the oriel windows with their pent roofs and supporting brackets, a particular feature in the

²⁶ To help establish the smoke bay/stack chronology, it might be useful to undertake a measured survey to ascertain whether the hall transverse beam is vertically below T1 or is misaligned.

Pewsey Vale from the late C16th to the mid C17th. Such a date accords with the chamfer stops on the ceiling beams in the first-floor and ground floor rooms below.

It is relevant to note that the timbers used in the crosswing, and their scantling and the carpentry employed, is very similar to that used in the rebuilding of the hall roof, and the two phases may simply be stages in a single planned programme of modernisation. If they were *not* contemporary, then the evidence is inconclusive as to which was built first. The apparently redundant valley boards on the SW side of the crosswing (**Figs. 149 & 151**) appear anomalous. The boards are substantial but appear to have little structural purpose at present, and their pitch does not accord with that of the present roofs, but matches instead that of the medieval roof (truss T2). This may suggest that the crosswing was erected abutting the primary hall roof, *before* the rebuilding of the hall roof.²⁷ The subsequent rebuilding of the roof of the hall range would then explain both the confused carpentry at the junction of the two, and the vestigial nature of the valley boards. However, the extensive re-use of timbers from the medieval hall roof in the crosswing indicates strongly that the medieval roof had already been dismantled when the crosswing was built, suggesting either that the crosswing was built very soon *after* the rebuilding of the hall roof, or more probably, that the two builds are indeed contemporary and part of a single phase of substantial improvement.

The question of the *exact* chronology of the various improvements therefore remains unresolved, at least in terms of the physical evidence in the roofs, but the broad picture is clear.

A subsidiary question is whether the crosswing was a new build or a rebuilding of a **predecessor crosswing**. The NE end of the house is the low end, where service bay(s) would have been found in a medieval house, and it is almost certain that right from the primary build there was service accommodation at this end of the house. The replacement of this with, or the incorporation of it into, a crosswing providing a high-status parlour and chamber would have been a reversal of the high and low ends, but such reversals did on occasion take place when a house was modernised. Unfortunately, there is no clear evidence now available, in the roof at least, to prove the presence, or nature, of such a predecessor structure; its full history may be complicated, with the replacement being done in stages.

The roof of the workmanlike rear service room (brewhouse?) has not been recorded in detail – there are two tiebeam trusses in elm with queen struts, one tier of staggered

²⁷ If this is correct, access to the crosswing attic would have necessitated a stairway rising from approximately the present stair position, a simple ladder access being unlikely given the status of the attic room. The presence of such a staircase from the landing to the attic(s) was reported by the owner FHC Maggs from his grandfather's recollections. See '*Comments of Owner following report*', PM Slocombe, 1982. The staircase was reportedly removed in 1900.

butt purlins with tusk tenons, tenoned apex, and a small diamond ridge piece. Such a roof accords with a date in the C18th, probably late in the century.

As already noted, all the roofs, including even the crosswing, have been altered to a greater or lesser extent in the C19th and C20th, and repaired as necessary, including reputedly major alterations in 1900. The hall roof in particular has been extensively strengthened and propped, probably more than once. These alterations have not been recorded in detail.

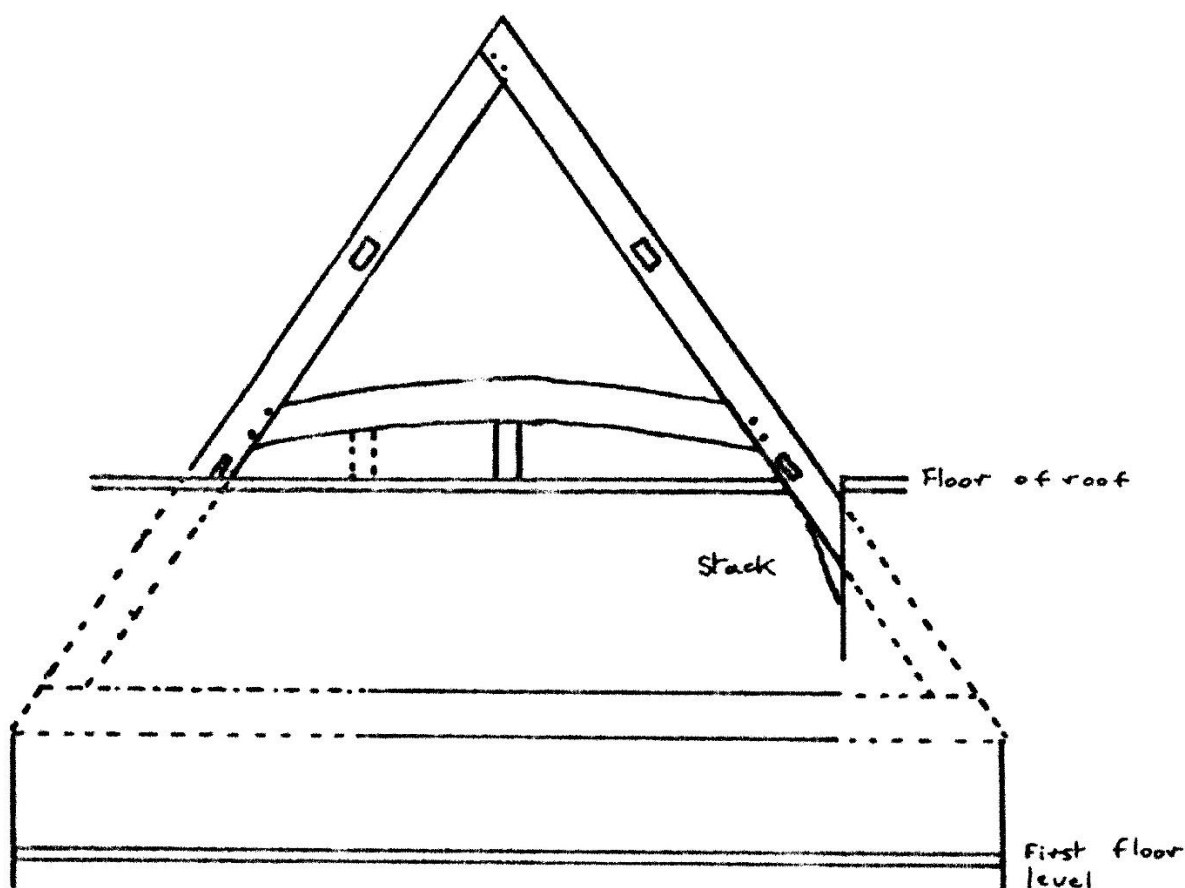


Fig.150 Elevation of truss T2 from the SW, by PM Slocombe, 1981. NTS



Fig.151 The crosswing looking SW into the hall and cross-passage roof. The principal rafters of T4 and T5 are seen central in this photograph, with the valley boards immediately behind them

Outbuildings – Cowshed

Exterior: Two bays of a longer building dating to between 1886 and 1901²⁸ have been retained by Eastfield House. The rest of the range now belongs to End Farm.

The construction is of Flemish garden wall bond (also known as Sussex bond) brickwork²⁹ on the rear elevation, with a pantile roof. When the building was extended at the front, the rear wall became outward-leaning, so brick buttresses and a concrete render were added to this (**fig.152**), and to the south-west gable, which has a Crittal-type window. The gable end of the building forms the north-east side of the entrance to the farmyard, and an Arts and Crafts-type gatepost is attached to the stub of a wall against the gable (**fig.153**).

The open side has been extended into the yard by about 1.5 metres after 1924, formed in concrete block and old brick, with a concrete floor (**fig.154**).



Figs.152 & 153 Milking Parlour from south-west

The **interior** of the roof has been lined, but the sawn softwood of the main truss is still visible, and light pole purlins, some of which are simply scarfed and nailed together (**figs.155 & 156**). This remaining truss has a tie to the top of the wall and the wall-plate of the open side, once with raking struts on either side of a strainer timber (**fig.155**). A partition wall with End Farm is in concrete block clad in vertical planking.

²⁸ Comparison of Ordnance Survey editions

²⁹ 3 stretchers to 1 header in a course of brickwork



Fig.154 South east open front

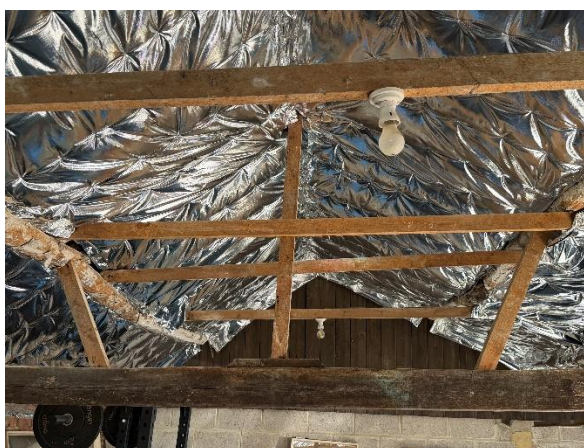


Fig.155 Altered roof truss with modern strutting replacing earlier struts



Fig.156 Strutted purlins to raise the roofline

Outbuilding – Small Shed

Small weather-boarded, timber-frame shed on a concrete-mortared brick plinth set on a concrete raft foundation (**figs.157 & 158**). Pitched pantile truss-less roof. Frame of sawn softwood with a plank ridge. The king post and raking struts directly support the purlins. The rear is clad in corrugated iron. Concrete floor. Multi plank door on heavy cast iron strap hinges. The single visible jowled post suggests that this is a 19th century structure that was relocated to the present position after c1970³⁰.



Fig.157 South-west elevation



Fig.158 South-east gable



Fig.159 Interior looking north-west

³⁰ Ordnance Survey map edition c1970

Appendix A

Extract from sale particulars of portions of the Erlestoke Estate in Wiltshire in 1910

FIRST EDITION.

PORTIONS OF
The Erlestoke Estate
WILTS.

Lying between DEVIZES and WESTBURY, in a very beautiful, first-class Sporting and excellent Agricultural district.

Particulars, Plans and Conditions of Sale
OF
Freehold Properties

*In the Parishes of Edington, Bratton, East Coulston,
Marston, Potterne, Worton, Great Cheverell & Erchfont.*

EMBRACING AN AREA OF NEARLY **7,400 Acres**

OFFERING a wide selection of very attractive Residential, first-class Sporting and excellent Agricultural and Village Properties, varying considerably in extent and character.

AND COMPRISING

A Residential, Agricultural and Sporting Estate, XIVth Century Priory House, Several Old World Houses and Small Residences, Attractive Building Sites,	Fourteen Excellent Dairy Farms, Five Upland Mixed Farms, Numerous Small Holdings, Practically the . . . Whole of Four Villages, including Public Houses, Shops, Cottages, Gardens, Building Sites, etc.
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PRODUCING A TOTAL RENTAL OF ABOUT

per **£7,050** ann.

TO BE OFFERED FOR SALE BY AUCTION BY MESSRS.

DANIEL SMITH, SON & OAKLEY

At the TOWN HALL, DEVIZES,
On Tuesday, Wednesday, Thursday & Friday, the 28th, 29th & 30th June, & 1st July, 1910
At 2.30 o'clock precisely each day (except on Thursday, when the sale will commence at 3 o'clock).
In One Hundred and Fifty-three Lots.

Particulars, Plans and Conditions of Sale may be obtained (price 2/6 for each day's sale or 5/- complete) of Messrs. JACKSON & JACKSON, Solicitors, Devizes, Wilts; H. E. MEDLICOTT, Esq., The Erlestoke Estate Office, Great Cheverell, Devizes, Wilts; Messrs. RAWLENCE & SQUAREY, Land Agents and Surveyors, Salisbury, and 15 Great George St., Westminster, London, S.W.; and of the Auctioneers, Telephone: Gerrard 1474. Telegrams: YELKAO, LONDON. 4 and 5 CHARLES STREET, ST. JAMES'S SQUARE, LONDON, S.W.

LOT 126.

(Coloured Brown on Plan No. 8)

COMPRISES AN

Excellent Dairy Farm,

KNOWN AS

END FARM,

Situate in the Parish of Marston, adjoining the Village,
under four miles by road from Lavington Station, within
five miles of Devizes, and extending over a total area of

114 a. 3 r. 17 p.

With a very picturesque old-fashioned FARMHOUSE, Capital HOMESTEAD and a
COTTAGE.



THE FARMHOUSE

is a most picturesque old-fashioned building of brick, partly half-timbered, with tiled roof, standing on the outskirts of the Village, behind a small Lawn with Garden in the rear, and the accommodation includes :—

On the GROUND FLOOR.—Porch entrance with old oak nail-studded door, Hall, Drawing and Dining Rooms, both with beamed ceilings, Kitchen, back Kitchen, large Dairy, back Hall and covered way ; and

On the UPPER FLOOR.—Five Bedrooms and large Cheese Room.

There is a good Orchard in front, with several young trees, and another adjoining the Rickyard in the rear.

THE CAPITAL HOMESTEAD

principally of modern buildings, which adjoins, includes :—

Range of brick and tiled **Cow House for 6**, **Bull House**, two **Calving Pens** and **Meal House**, **Cow House for 5** and **Stable for 6** with **Loft**, fronting two sides of large enclosed **Yard** ;

Brick and tiled **Mixing House**, brick, timber and tiled **Cow House for 10** and **Calving Box**, brick and tiled open **Cow House for 5**, and enclosed **Cow House for 2**, and lean-to timber and g. iron **Cart Shed**, fronting another enclosed **Yard** with **Pond** ;

Lean-to timber and g. iron **Cart Shed**, range of w.b. on brick **Wood Lodge**, **Mixing House** and **Piggery**, five brick and tiled **Piggeries** with brick paved yards, and large **Rickyard** with timber and tiled **Fowl House** ; and

New timber on brick and g. iron **4-bay Cart Shed** and **Piggery** opposite above in 61b.

There is also a brick and tiled **3-bay Cattle Shed**, with enclosed box in No. 172.

Near the homestead in No. 62 is a

SUBSTANTIAL COTTAGE,

brick and tiled, of three Rooms and Pantry with Wash-house, Wood Lodge, and large Garden with well.

THE LAND

lies compactly in the rear of the homestead, and, except 13 acres of productive arable, is all pasture of good quality, particularly well watered by an unfailing spring which bounds it on the north for over a mile, and other streams and ponds, and has well-timbered hedgerows and good road access.

SCHEDULE.

No.	Description.	Area.			Total Area.			Tenant.
		A.	R.	P.	A.	R.	P.	
52a	Pasture	11	1	8				
52b)	House, Buildings, Garden, Yards, &c.	1	1	21				
57	Pasture	11	3	20				
53	do.	2	3	26				
54	Garden, Orchard and Building	0	3	1				
61b	Cottage, Garden and Orchard	1	1	11				
63	Pasture (Drove)	0	0	30				
115	Pasture	20	3	5	50	2	2	Mr. H. Maggs
116	Arable	13	0	7	13	0	7	Mr. F. Bristow
117	Pasture	22	3	26				
118	do.	18	2	4				
119	do.	8	3	17				
122	do.	1	0	1				
124a	Drove				51	1	8	Mr. C. Jefferies
					A114 3 17			

The above-mentioned tenants all hold on yearly (Michaelmas) tenancies, and the rents are as follows :—

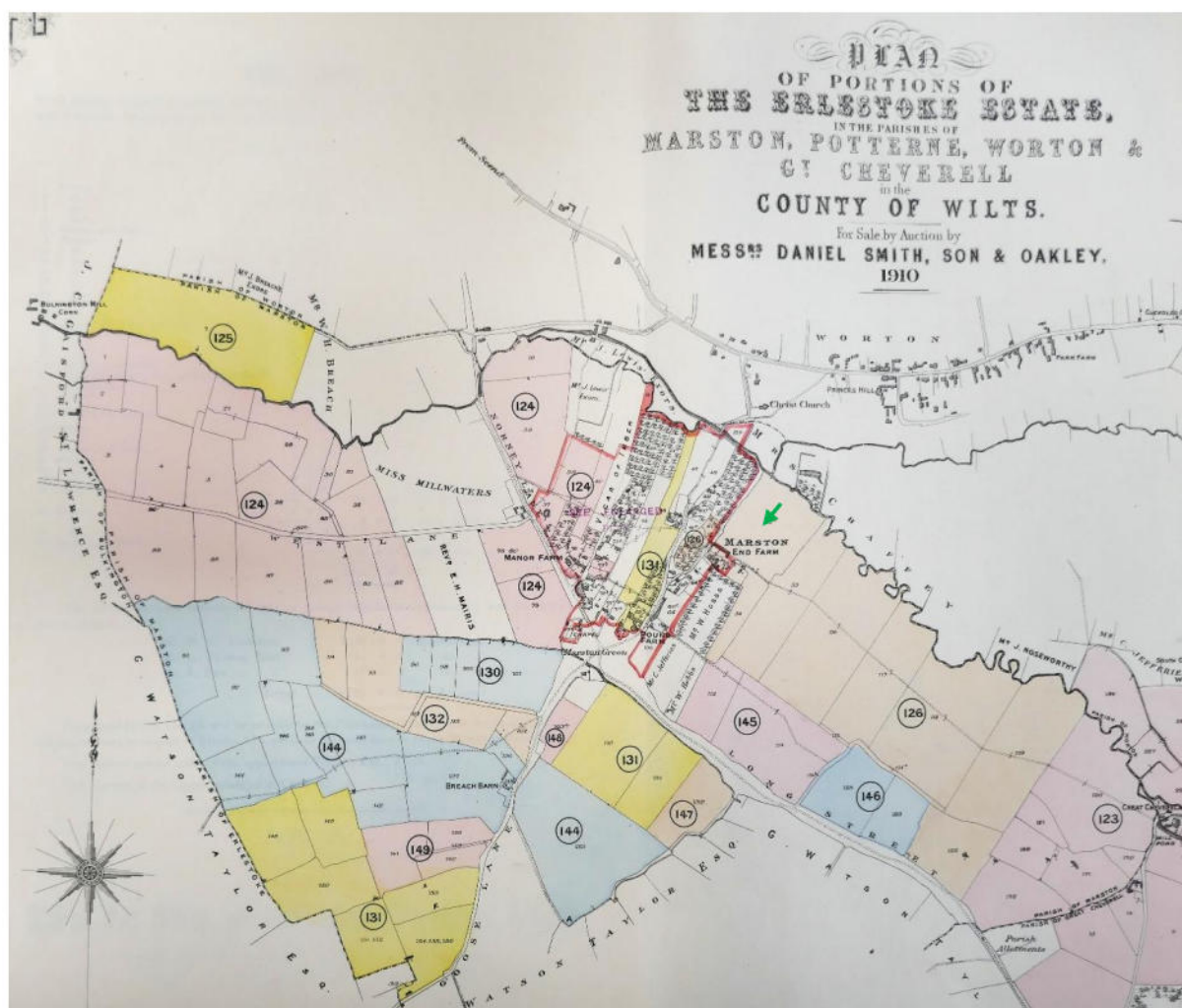
Mr. H. MAGGS	...	...	£102	10	0	apportioned.
Mr. F. BRISTOW	...	...	20	0	0	do.
Mr. C. JEFFERIES	...	...	90	0	0	do.
TOTAL	...	...	£212	10	0	per Annum.

The present annual amount of the apportioned Tithe is £29 : 14 : 6.

The amount of the timber valuation is £177 : 14 : 7.

SCHEDULE.									
No.	Description.	Area.			Total Area.			Tenant.	
		A.	R.	P.	A.	R.	P.		
✓ 52a	Pasture <i>Great Close</i> ...	11	1	8					
52b	House, Buildings, Garden, Yards, &c. ...	1	1	21					
✓ 53	Pasture <i>Long Ground</i> ...	11	3	20					
54	do. <i>Harseleys</i> ...	2	3	26					
61b	Garden, Orchard and Building ...	0	3	1					
63	Cottage, Garden and Orchard ...	1	1	11					
✓ 115	Pasture (Drove) ...	0	0	30					
✓ 116	Pasture <i>Plough Ground & Mushroom</i> ...	20	3	5					
✓ 117	Arable ... <i>Bristows</i> ...	13	0	7	50	2	2	Mr. H. Maggs	
✓ 118	Pasture <i>Big Ground</i> ...	22	3	26	13	0	7	Mr. F. Bristow	
✓ 119	do. <i>Pottows Mow Field</i> ...	18	2	4					
✓ 122	do. <i>Little Ground</i> ...	8	3	17					
✓ 124a	Drove ...	1	0	1					
					51	1	8	Mr. C. Jefferies	
					114	3	17		

Annotated notes on another copy of the sale particulars provided by the current owners



Extract from plan no.8 accompanying the sale particulars

Appendix B

Extracts from the WBR survey of 1981/2 and a letter dated 8th March 1982 to the WBR from Frank Maggs

END FARM, MARSTON, WORTON

The farmhouse was originally part of the Manor of Potterne, belonging to the Bishop of Salisbury. The earliest deed in the possession of the owners refers to Francis Ellis living there in 1696 and to its being a 'House and Barton or backside adjoining'.

The building is composed of a two bay hall, a cross passage and a two storeyed transverse wing of three bays which was altered in the 17th century.

Hall range.

The walls of the range were rebuilt in brick in the 19th century but were originally timber framed. The beams supporting the inserted upper chamber have very broad chamfers and no stops. (Photograph F157.4) They form panels but stop short of the area against the cross passage suggesting that there was a smoke bay before the insertion of the fireplace. The fireplace area has been much altered and a doorway has been made through the rear wall, (photographs F157.2 and F157.3). The beam above the partition from the hall has a shallow step and diagonal stop at the NW end.

Solar crosswing

The ground floor is of stone. The upper part is of small framing with 3 panels to the storey. There are angle braces and there is an oriel window facing NW with an ornamental bracket below. The beams across the ground floor rooms are stopped with an elaborate stop; roll/rounded step/shallow step drawn back at the sides and runout to a narrow chamfer. (Photograph F157.1)

Roofs

Hall range.

At truss C an older blackened roof truss remains inside of the later roof, (see roof plan). The truss is tenoned at the apex and has a cambered collar chamfered across the middle on the under side. There are empty mortices for purlins (F157.9) and (?) windbraces (F157.8). The truss is closed by wattle and daub above the collar, plastered on both sides. Some soot adheres to the plaster especially on the NE side. There is no ridge piece. The pitch of the old roof is about 55° and the tiebeam must have been (perhaps remains) at least 2' below the present floor of the roof. (Photograph F157.8). The later truss has 2 rows of in-line tenoned purlins and broad principals. The stone stack inserted next to the truss has a brick top.

Solar crosswing

The trusses appear to be the same date as truss C but are not at all smoke blackened. They have a short, high, cambered collar, (photograph F157.10) Truss F has carpenters marks I. It is tenoned at the apex.

The purlins and some of the rafters are smoke blackened (F157.10 and F157.11) suggesting that these are parts of the hall roof repositioned in the 17th c. when the crosswing was largely rebuilt and the gabled dormer window was inserted on the NE elevation. Trusses E and F are at a low pitch, about 33°.

The NE dormer window has a wooden mullion with plain chamfer. The attic window on the NW wall has been replaced.

Interpretation.

The extensive smoke blackening in the roof suggests that the house was built with an open hall and the roof type suggests that this was sometime after 1450. The making of an upper chamber in the hall seems likely from the panelled ceiling and smoke bay to date from the 16th c. The insertion of the partition against the cross passage, and the hall stack, is likely to have taken place in the late 16th or early 17thc. The crosswing which would have had service rooms on the ground floor and a solar above was rebuilt in the 17thc, probably early in the century. A single storey brewhouse was added at the rear of the building at a later date.

P.M.Sloccombe, 1981

Comments of owner following report.

The earliest deed at End Farm is earlier than 1696 and dates from the reign of Charles II (1660-1685) when the house belonged to Thomas Bull. Mr Maggs, my grandfather, moved to the house in 1878 as tenant of the Watson Taylors of Erlestone Park. His son purchased the property about 1920. He had been born at End Farm in 1883 and said that the house then had a stone roof. This stone roof was replaced by the present roof about 1900. The present wall dividing the hall was there in 1878 and also the doorway through the fireplace. However, part of the hall chimney was in use until the extensive alterations of 1900 as until then there was a fireplace built on to or in to the side of the hall chimney. It was virtually behind the entrance door to the front sitting room.

The front wall of the house with sash windows was already there in 1878 but most of the other outside walls of the house were replaced in the extensive alterations of around 1900. At that time the wooden floors in the entrance hall and reception rooms were installed and also most of the present bedroom floors. Until that date I believe the ground floor was flagstones. Prior to the alterations there was a staircase from the landing to the attics.

F.H.C. Maggs.

Notes following second visit.

The tiebeam of truss c (see drawing) is visible in the NE side of the stack on the first floor. It has been cut off at each side of the stack to allow free passage.

Two opening wrought iron casements of late 17thc type were found at the house (F176.0)

Many of the panels of the timber framing on the NW facade are filled with herringbone brickwork. (F176.4 and F176.5)

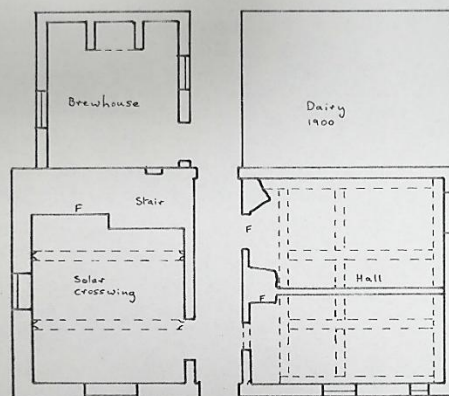
Brewhouse (F176.2) The structure is of English Garden bond brickwork. The window on the SW wall (which now gives on to the passage way) has narrow moulded glazing bars. The window on the opposite wall has chamfered glazing bars. There is a square ridge piece in the roof. The truss has queen struts and the purlins are staggered. The rafters do not meet each other at the ridge. The building is likely to have been originally open to the roof. The top of the stack is plastered over. The roof has pantiles.

Suggested date - late 18thc.

P.M. Slocombe. 1982

END FARM

MARSTON



SKETCH PLAN OF GROUND FLOOR
APPROX. 1:100

P.M. SLOCOMBE 1982



Further photographs, drawings and plans dating from c.1981-2 can be found on the WBR building file (B764) which is found at the Wiltshire and Swindon History Centre.

'Greystones',

Tel. [redacted]

[redacted]
8th March, 1982.

Dear Mrs. Stowcombe,

Thank you for your letter of 12th February to my sister, Mrs. Tye, and your report on End Farm, Marston, which I have found very interesting indeed, partly because I am a historian in a Sixth Form College.

The earliest deed in our possession is earlier than 1696 and dates from the reign of Charles II¹⁶⁶⁰⁻¹⁶⁸⁵ when the house belonged to Thomas Bull. (You will realise that I am speaking from memory and cannot remember the exact date on the deeds are at End Farm.)

My grandfather moved to the house in 1878 as tenant of the Watson Taylors of Erlestoke Park. My father purchased the property about 1920. My father was born at End Farm in 1883 and he told me that the house had a stone roof. I believe 55^{ft} mentioned in report was the recognised pitch for stone roofs. This stone roof was replaced by the present roof about 1900. The present wall dividing the hall was there in 1878 and also the doorway through the fire place. However, part of the hall chimney was in use until the extensive alterations of 1900 as until then there was a fireplace built on to or into the side of the hall chimney. This fireplace was in the front sitting room and was virtually behind the entrance door to this sitting room! I believe the front wall of the house with sash windows was already there in 1878 but most of the other ~~the~~ outside walls of the house were replaced in the extensive alterations around 1900.

and it was then that the wooden floors of the present hall and reception rooms were installed and also most of the present bedroom floors. I believe the ground floor until that date was flagstones. Prior to these alterations of 1900 there was a staircase from the landing to the attic.

I should very much like to meet you when you take the exterior photographs. Perhaps we could arrange a mutually convenient date during my Easter vacation (3rd to 19th April). Since my mother's death in 1980 my sister and I have been joint owners but I am buying my sister's share in the house and I hope to retire there and carry out some restoration. I should therefore welcome your advice.

I enclose cheque for photographs.

Yours sincerely,



