

Devon County Sites and Monuments Register

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| Parish Ringmore (Near Kingsbridge) | National Grid Reference SX6504 4579 | Number (leave blank) | |
| Subject Pleasant Cottage | Measurements (Sketch with scale overleaf if possible) 25'E/W X 15'N/S (plus modern extensions) | | |
| Description. history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>Two storey stone cottage, rendered and painted white, with a slate roof.</p> <p>The cottage backs directly on to the lane and faces south.</p> <p>The original building had a chimney at each end. Single storey extensions have been added beyond each chimney. That on the western end is very recent. That on the eastern end has been converted from an earlier lean-to.</p> <p>The old part of the cottage has no ground floor windows in the north (rear) wall and only one first floor window on this side. It has three ground floor and three first floor windows in the south wall.</p> <p>There is a stone privy at the western end of the garden, about 50 yards from the house. This measures 5'2"N/S X 3'3"E/W.</p> <p>The interior of the old part of the cottage is a symmetrical plan two-up and two-down. The westerly ground floor room was the kitchen, with a door at the west end alongside the chimney breast, in which there was a kitchen range. This room measured 12'3" X 12'8". There was one window in the south wall. A door in the west wall led into the sitting room, which also measured 12'3" X 12'8". There were two windows in the south wall of the sitting room and a fireplace in the east wall.</p> <p>On the first floor the rooms were exactly the same size as the rooms below.</p> | | Reference for each piece of information OS (1906) | Date of each entry 1992 |
| Owner/ Tenant Name and address Mr. J. Parkin Pleasant Cottage Ringmore | | Recorder Name and address Mrs. A. C. Bennett Hill Cottage Ringmore | |

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|--|---|--|---------------------------------------|
| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6528 4588 | Number (leave blank) | |
| Subject Wychwood | Measurements (Sketch with scale overleaf if possible) 34' X 42' | | |
| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>Wychwood faces west and is raised above the village street, from which it is separated by a narrow paved area and a low wall. It forms the northern end of an L-shaped complex of cottages.</p> <p>Wychwood itself was formerly two cottages, built at different periods. The walls of both parts are rendered and painted white. The smaller cottage, at the northern end, is built of stone with a slate roof and is probably Victorian. The other former cottage adjoins Rock Cottage and is built of stone and cob with a thatched roof. It is thought to date from the 17th century.</p> <p>Wychwood has three chimney stacks - one at each end and one between the older cottage and the Victorian cottage.</p> <p>At the front, there are two doors (one for each of the former cottages). The door of the Victorian cottage has a glassed-in porch. That of the older cottage has a thatched hood. There are three casement windows on the ground floor and three sash windows on the first floor, with a further blocked-up window over the door of the older cottage.</p> <p>At the rear of the older cottage, there is a flat-roofed, single-storey extension, with two large windows, which forms the Kitchen of Wychwood. There are two small windows on the first floor of the older cottage i.e. above the flat roof of the Kitchen. At the northern end of the building, there are doors into the Kitchen and Sitting Room.</p> <p>The Sitting Room (14'10" X 12'10") formed the ground floor of the Victorian cottage. It has a door and a fireplace in the north wall and a door leading to the front porch in the west wall. The south wall is about two feet thick and was once the outside wall of the older cottage. Two arched openings have been made in this wall - to connect the two former cottages.</p> <p>The ground floor of the older cottage may, at one time, have been a single room, but it now consists of two rooms:- (15'E/W X 9'11"N/S) and (14'11"E/W X 10'10"N/S), separated by a passage 3'2" wide, which leads to the front door and contains a</p> <p>Please continue overleaf if necessary</p> | | Reference for each piece of information | Date of each entry 1983 |
| Owner/ Tenant Name and address Mr R. Hussey Wychwood Ringmore | | Recorder Name and address Mrs A.C. Bennett Hill Cottage Ringmore | |

straight staircase. The room to the north has a blocked-up fireplace in the north wall, between the two arched openings into the Sitting Room. It has a sliding door in the east wall leading, up four steps, to the Kitchen. There is a window in the west wall and a door in the south wall to the Hall/Passage. The other room (now a Dining Room) has a doorway in the north wall to the Hall/Passage. A second door in this wall leads to a cupboard beneath the stairs. There is a fireplace in the south wall and a window in the west wall, which has a wide window-seat.

This room contains a considerable amount of antique carved wood, which has no connection with the original cottage. The carved wooden fireplace-surround, which incorporates some antique Dutch tiles, is said to have been an Elizabethan bed-head. There is further carving around the doorway and around an alcove beside the fireplace.

On the first floor, of the older end of the cottage, are two Bedrooms:- (8'5"E/W X 15'9"N/S) and (11'10"E/W X 10'7"N/S) each with a window in the west wall. Behind the first of these rooms is a bathroom (6'10"E/W X 8'10"N/S) with a small window in the east wall. Behind the second room is a corridor which leads, up two steps, to a Bedroom in the Victorian part of the cottage (14'5"E/W X 13'3"N/S).

Wychwood is Listed Grade 2.

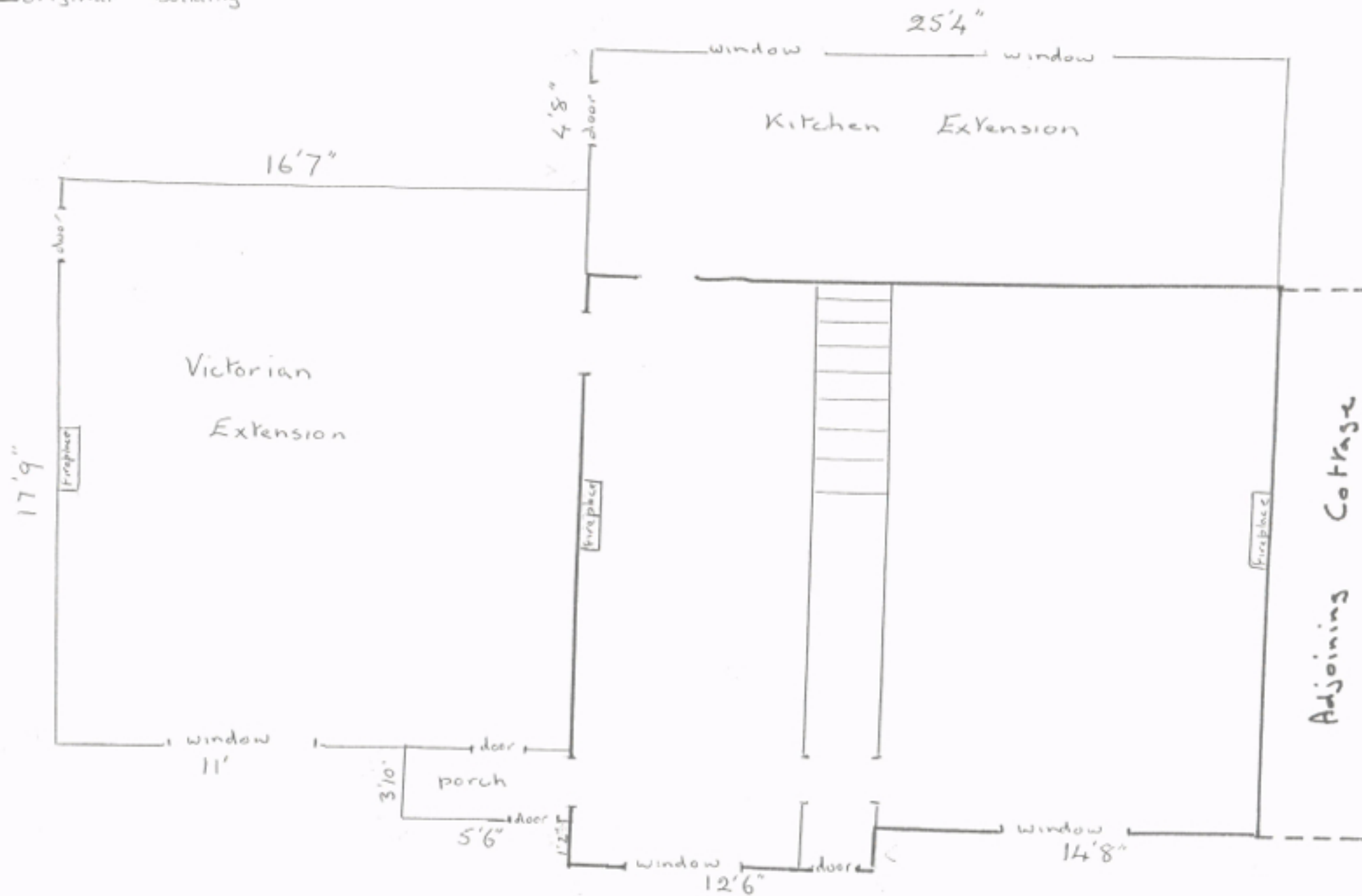
Note

After this Report was written, the rendering on Wychwood was renewed - see attached photograph.

In 1990, the doors, windows and much of the interior were renewed.

WYCHWOOD (Not to scale)

original building



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|---|---|-----------------------------|
| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6528 4585 | Number (leave blank) |
| Subject Rose Cottage | Measurements (Sketch with scale overleaf if possible) 16' X 27' (plus modern extension) | |

| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) | Reference for each piece of information | Date of each entry |
|---|---|------------------------------|
| <p>Rose Cottage forms the south-eastern end of an L-shaped group of cottages - including Wychwood and Rock Cottage. The land behind this complex has obviously been divided fairly recently between the individual cottages.</p> <p>The front of Rose Cottage faces south, on to a farm lane running eastwards from the main village street. On the opposite side of this lane, is a barn (now converted into a cottage), behind which is the garden of Rock Cottage, including a former privy, and part of the garden of Rose Cottage. The Rose Cottage garden also runs behind the cottage itself.</p> <p>The cottage is built of stone and cob, with a thatched roof. There are two chimney stacks - a large stone stack, between Rock Cottage and Rose Cottage and a modern stack, replacing an old one, at the eastern end of Rose Cottage.</p> <p>The front door is protected by a stone porch - probably replacing a simple slate hood. There is a casement window on either side of the door and three casement windows on the first floor.</p> <p>The front door leads directly into a Kitchen (12' N/S X 13' E/W). This room has a door in the north wall, opposite the front door, leading into the garden through a modern, flat-roofed porch. A door in the east wall replaces an old chimney and leads to a modern extension.</p> <p>There are windows in the north and south walls, opposite each other. The outer walls are about 1'6" thick and a small cupboard, 1'6" square, is let into the north wall. At one time, this cupboard opened to the outside and was covered with wire mesh. The beamed ceiling is modern.</p> <p>A door in the west wall of the Kitchen leads into the Sitting Room. The wall between the two downstairs rooms is only 6" thick and it is possible that the whole ground floor area once formed a single room.</p> <p>The Sitting Room (12'2" N/S X 10'5" E/W) has a large open fireplace in the west wall, with an opening 4'8" wide. An old beam, about 3" thick and 2' wide, appears to run the whole length of this wall emerging from the chimney-breast at the right hand</p> <p>Please continue overleaf if necessary</p> | | 1985 |

Owner/ Tenant Name and address
Mr and Mrs Wilkins
Rose Cottage
Ringmore

Recorder Name and address
Mrs A.C. Bennett
Hill Cottage
Ringmore

side, to form a shelf, and at the left hand side above an alcove, which may have been a bread-oven.

The ceiling beams in this room are old. The floor has been sunk about a foot into the bedrock - presumably to increase the height of the room.

A curved staircase from the Kitchen leads to a Landing, which has a window over the front door. From the Landing, doors lead to a Bathroom and to East and West Bedrooms. The walls between the Landing, Bathroom and East Bedroom are thin and modern and it seems likely that this whole area was formerly one room (13'7"N/S X 13'5"E/W). The floorboards in the East Bedroom are old, varying in width up to a foot. The window in the south wall has a window-seat. Ceilings are sloping, with old beams covered by plaster.

The Bathroom has a blocked-up window in the north wall and a modern window alongside this.

The West Bedroom (12'4"N/S X 9'4"E/W) opens to the Landing by a door in its east wall. Formerly, the bedrooms will have led out of each other. There is an old window in the south wall, with a window-seat. A window in the north wall is probably modern.

In the west wall of this bedroom is a plate, covering an opening to the chimney. This was probably used for cleaning purposes. On the left-hand side of the plate, above the presumed bread-oven, is a blocked-up fireplace.

The cottage is Listed Grade 2.



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| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6510 4590 | Number (leave blank) | |
| Subject Dinah's Cottage | Measurements (Sketch with scale overleaf if possible) 9' X 20' | | |
| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>This is the last remaining detached "one up and one down" cottage in Ringmore. It is built of stone, with a slate roof (formerly thatched) and has one stone chimney stack, which leans towards the west. It is built on a platform cut out of the natural rock, which rises in the rear wall to about five feet at the eastern end - tapering to two feet at the western end. The rear wall has recently been lined with a four inch concrete block wall, enclosing a four inch cavity.</p> <p>The downstairs room now measures 6'6"N/S X 14'6"E/W plus 1'8" fireplace in the western wall. In the north wall, which is 1'9" thick, there is a door and a window, each with a large wooden lintel. Drainage water, from the hill which rises behind the cottage, runs away through three gulleys under the floor, which emerge at the foot of the north wall.</p> <p>The ceiling of the downstairs room is formed by the floorboards of the room above and includes a coffin trap.</p> <p>The staircase, along the east wall, formerly ran from south to north, but now runs from north to south. At the top of the stairs, a door formerly led out to Rocky Path but, with the change in direction of the stairs, this has been blocked up.</p> <p>The staircase opens directly into the upstairs room, which has a small fireplace in the west wall and a window in the north wall.</p> <p>Outside the west wall of the cottage is a broken down privy. (7'N/S X 7'E/W).</p> <p>Outside the east wall of the cottage is a stone stable (6'9"N/S X 13'2'E/W). This has its east and south walls cut into the rock of the hill behind. It has a stable door and a window in the north wall and a window in the east wall.</p> <p>(In 1989 Dinah's Cottage was modernised. It now has a Utility Room, with a Bathroom above, on</p> <p>Please continue overleaf if necessary</p> | | Reference for each piece of information | Date of each entry 1986 |
| Owner/ Tenant Name and address Mr and Mrs R. Hollins The Barn Hooppells Torr Kingston Devon | | Recorder Name and address Mrs A.C. Bennett Hill cottage Ringmore | |

the site of the old privy.

The stable has been converted to a Kitchen/Dining Room,
with internal access to the Living Room).

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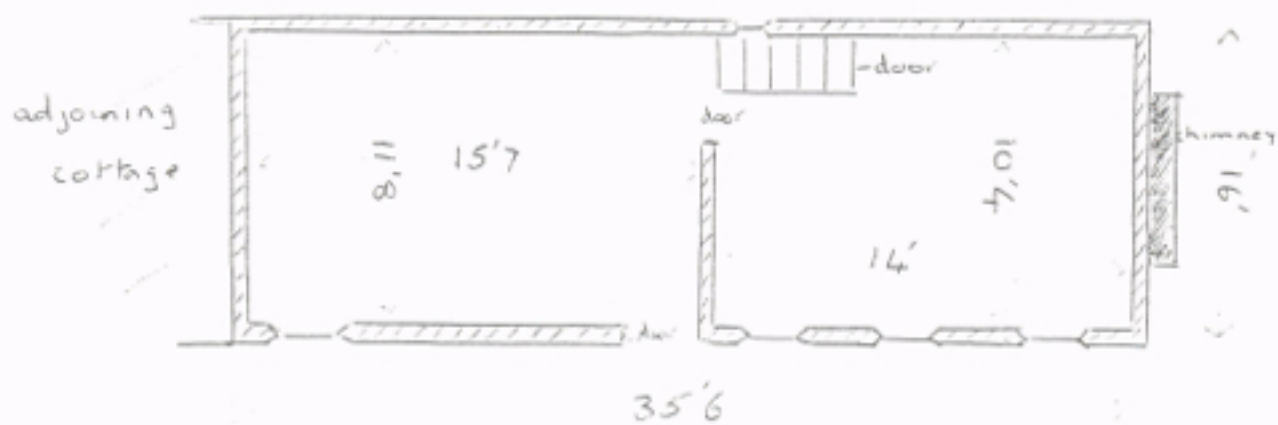
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| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6505 4598 | Number (leave blank) | |
| Subject Rose Cottage | Measurements (Sketch with scale overleaf if possible) 32'6" X 16'0" | | |
| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>One of a pair of cottages, which may have been built as farm cottages for Lower Manor Farm. The cottages are built on a high bank above the lane and facing due south. They are built of cob, rendered and painted white and have thatched roofs. Rose Cottage has a lower roof-line than Mount Pleasant, which adjoins it.</p> <p>A large stone chimney stack, seven feet wide, projects from the eastern wall of the cottages. There is another large stone chimney stack between the two cottages - above the central door. On the first floor, Rose Cottage extends to the central chimney, but the door below and the room into which it opens has been incorporated into Mount Pleasant. It appears that the building must, at one time, have contained three cottages.</p> <p>Rose Cottage is set into the bank at the rear and has no original windows except at the front (south) side. On this side, there are four casement windows and a door at ground floor level and two casement windows, plus a small (probably modern) bathroom window, in the floor above. There is now a modern window at first floor level in the eastern end and a very small window, over the staircase, at the rear.</p> <p>Rose Cottage has two rooms downstairs and two above. The door opens directly into a Kitchen (15'7"E/W X 11'8"N/S), which has a large window with a window-seat in the south wall and a ceiling with modern beams.</p> <p>The Sitting Room (14'E/W X 10'4"N/S) leads off the Kitchen. It has a beamed ceiling and three windows in the south wall, which is about 2'6" thick. The old fireplace in the eastern wall of this room has been filled in to accommodate a small modern grate. A door leads to a boxed-in Staircase, along the north wall. This is lighted by a small window just above the ground.</p> <p>The Staircase now leads to a Landing (7'3"E/W X 5'10"N/S) and a bathroom (7'3"E/W X 6'0"N/S). Both these rooms were formerly part of the Bedroo at the eastern end of the cottage, which now measures</p> <p>Please continue overleaf if necessary</p> | | Reference for each piece of information | Date of each entry 1988 |
| Owner/ Tenant Name and address Mrs M.Jenkins Rose Cottage Ringmore | | Recorder Name and address Mrs A.C.Bennett Hill Cottage Ringmore | |

13'4"E/W X 10'10"N/S. This bedroom has part of a casement window in the south wall, (the other part being in the Bathroom) and a large modern window in the east wall. The ceiling is 7' high in the centre, sloping to 4' high at the sides of the room. It has two pairs of exposed beams, which are only partly covered by plaster.

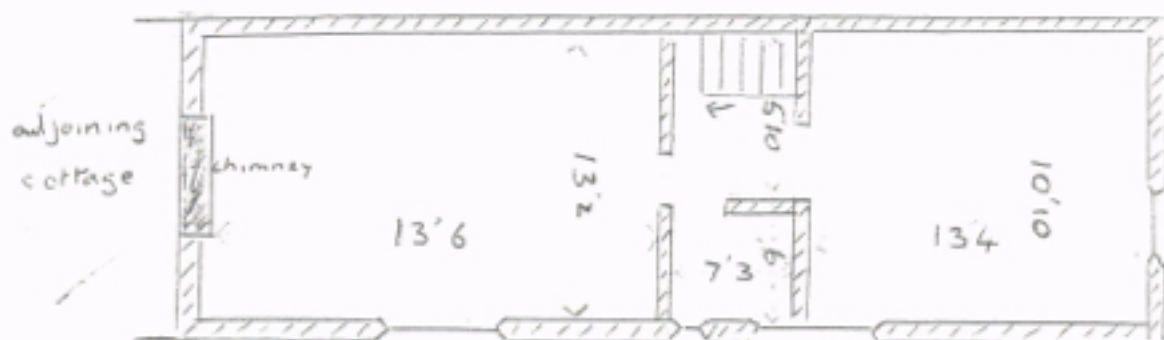
The Bedroom at the western end of the cottage measures 13'6"E/W X 13'2"N/S. It extends over the central door of the cottages and has a fireplace leading to the large central chimney. The ceiling is 6' high in the centre and slopes down to 4' at each side, where two pairs of exposed and unplastered beams rest on the thickness of the wall. These beams have notches - presumably indicating an earlier, and lower, ceiling position. The eastern wall of this room is not thick. It has a pair of exposed beams supporting a cross beam above the doorway, which is only 5'4" above floor level.

Rose Cottage (not to scale)

Ground Floor



First Floor

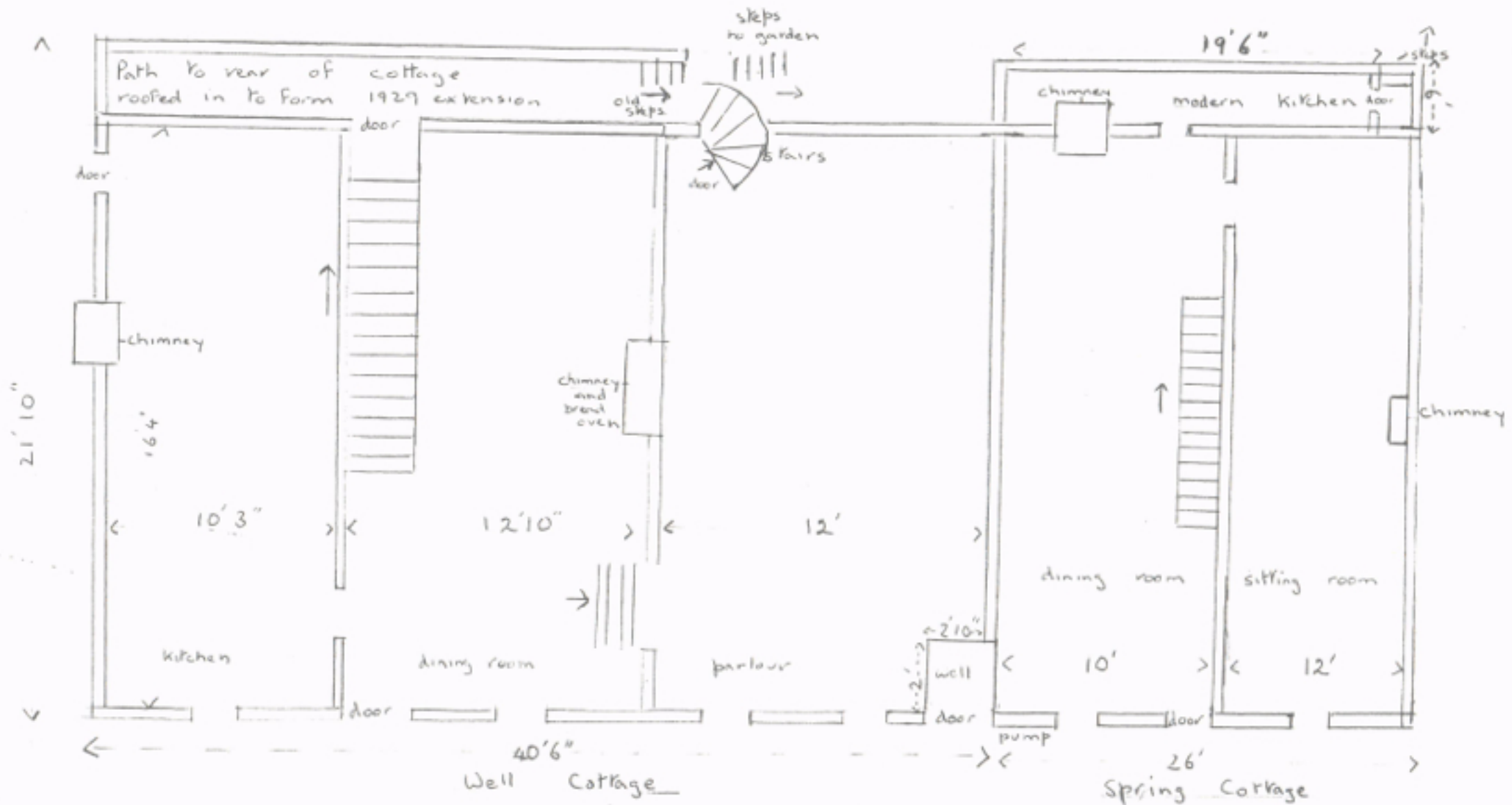


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| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6512 4599 | Number (leave blank) | |
| Subject Well Cottage and Spring Cottage | Measurements (Sketch with scale overleaf if possible) | | |
| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>A pair of two-storey, stone and cob cottages, which are rendered and painted white, with slate roofs.</p> <p>The cottages face due south and open directly on to a narrow lane. They are built on two levels following the slope of the lane, so that the floor level of Spring Cottage and of the eastern room of Well Cottage is about three feet above the floor of the main part of Well Cottage. The window levels are also different in the two parts. It is probable that the eastern part of Well Cottage, which is actually built over a well, was at one time a separate, one-up-and-one-down cottage. (See attached photograph, believed to date from the 1920's, showing three front doors on to the lane.)</p> <p>It is possible that Spring Cottage and Well Cottage were originally built as detached dwellings, with the spring and well in the space between them. Some evidence for this is the very thick wall between the main part of Well Cottage and its easterly, higher level, room (parlour). Moreover, there is a thick, ancient lintel above the doorway leading from the main part of the cottage into the parlour.</p> <p>The well inside Well Cottage, fed from a spring under Spring Cottage, and the pump outside the front of the cottages formed part of the village water supply until the arrival of mains water.</p> <p>On the opposite side of the lane, is a stone sink which was formerly used for the disposal of waste water.</p> | | Reference for each piece of information | Date of each entry 1985 |
| Owner/ Tenant Name and address | | Recorder Name and address Mrs A.C.Bennett Hill Cottage Ringmore | |

Please continue overleaf if necessary

Ground Floor Plan of Well and Spring Cottages (not to scale)



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|---|---|---|---------------------------------|
| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6512 4599 | Number (leave blank) | |
| Subject Well Cottage | Measurements (Sketch with scale overleaf if possible) 40'6" X 21'10" (external) | | |
| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>The cottage forms the western end of a pair. At the front, it has a door protected by a porch and four casement windows on the ground floor. (Formerly there were two doors and three windows) On the first floor there are three casement windows. The windows at the western end are at lower levels than those at the eastern end.</p> <p>There are two stone chimney stacks. One is at the western end of the cottage and one is in the wall (possibly originally an external wall) between the present dining room and parlour.</p> <p>The garden rises steeply behind the cottage and leading to it, at the rear of the parlour, is a curved stone staircase-extension. This measures 6'6" N/S X 8' E/W, has a roof contuing the slope of the main roof of the cottage and contains a spiral staircase. The staircase has a doorway to the garden and it formerly had an internal opening to the bedroom above the parlour.</p> <p>Adjacent to the staircase-extension, the western end of the cottage has a more recent flat-roofed extension, built in 1929. This contains a bathroom at first floor level and forms a roof to the passage at the rear of the cottage</p> <p>The present Kitchen (10'3" E/W X 16'4" N/S) was at one time the main living room of the cottage. It has an outside door in the west wall and, adjacent to this, an Aga cooker. There is a casement window in the south wall. A door in the east wall leads into the Dining Room.</p> <p>The Dining Room (12'10" E/W X 15'5" N/S) has a large chimney breast in the east wall, which has a blocked-up bread oven north of the fireplace. In the south wall is a casement window and the front door of the cottage. Opposite this door, along the west wall of the room, is an open staircase. Below the staircase is a Lobby, with a door in its north wall. This formerly led directly to the garden, but it now leads to the passage below the flat-roofed rear extension. The Dining Room has a beamed ceiling and a wood-block floor.</p> <p>Please continue overleaf if necessary</p> | | Reference for each piece of information | Date of each ent 1985 |
| Owner/ Tenant Name and address Miss M.Coleman-Mills Well Cottage Ringmore | | Recorder Name and address Mrs A.C.Bennett Hill Cottage Ringmore | |

In the east wall, south of the fireplace, four steps lead up to the Parlour. Above the doorway, between these two rooms, is a very ancient beam.

In the early part of the century, the Parlour (12' E/W X 18' N/S) was used as a kitchen and had a kitchen range on the west wall, below a large beam. In the south-east corner of the room is the cover of a well. (2'10" X 2'0" X 3'9"high). This has a small door opening to the lane outside. Of the two casement windows on the south side of the room, that nearest to the well was formerly a door. Both windows have wide window seats. In the north-west corner of the room, a door leads to the circular staircase and thence to the garden. Halfway up this staircase, three steps lead to a bedroom and W.C.. The Parlour has a beamed ceiling and a wood block floor.

The stairs opposite the front door lead to the first floor. At the head of the stairs is a small landing and, facing the stairs, is the bathroom, which is in the 1929 extension.

A door on the west side of the landing leads to a Bedroom (8'4"E/W X 16'0"N/S). This has a fireplace and a modern window in the west wall. There is a casement window in the south wall.

On the opposite side of the landing, a door leads to another Bedroom (12'3"E/W X 16'7"N/S). This is now used as a Library. It has a casement window in the south, a blocked-up window in the north and a door in the west wall leading, up four steps to the third Bedroom, over the parlour. (13'3"E/W X 13'2"N/S). A door in the north wall of this room formerly led to the spiral staircase, but now leads to a W.C. The ceiling of this room is modern. The room was formerly a loft open to the roof.

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| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6512 4599 | Number (leave blank) | |
| Subject Spring Cottage | Measurements (Sketch with scale overleaf if possible) 26' X 19' | | |
| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>This cottage is attached, at its western end, to Well Cottage. Outside the front, is a pump adjacent to the well of Well Cottage. It is thought that several springs rise below the floor of Spring Cottage.</p> <p>Over the front door, is an open slated hood. There is a casement window on each side of this door and two casement windows on the first floor.</p> <p>At the rear is a modern, flat-roofed extension set into the garden, which rises steeply behind the cottage.</p> <p>There are two stone chimney stacks. One is at the eastern end of the cottage and the other, which formerly projected from the north wall, is now enclosed by the modern extension.</p> <p>The front door opens directly into the present Dining Room (12' X 10'). Before modernisation, this room was the Kitchen, with a kitchen range (now replaced by a wood-burning stove) in a recess in the north wall. There is one casement window, with a window-seat alongside the front door. The ceiling has exposed beams. An open staircase now runs from south to north, along the east wall. This has replaced a boxed-in staircase, which formerly ran from north to south along the same wall. There is now an arched recess, near the foot of the stairs, which was formerly a door into the Sitting Room. The door to the Sitting Room is now at the northern end of the east wall.</p> <p>The Sitting Room (13' X 12') has an exposed stone wall on the west side, with a large open fireplace. It has a casement window in the south wall, with a window seat. The ceiling has exposed beams.</p> <p>The present Kitchen (19'6" X 6') is below the modern extension, in a space which was formerly a passage, behind the original cottage. It is below ground level and has no window. Steps at the east end lead, through a glazed door, to the garden.</p> <p>Bedroom 1 (12' X 10') has a casement window, with a window-seat, in the south wall and a recess with shelves in the north wall. There were formerly</p> <p>Please continue overleaf if necessary</p> | | Reference for each piece of information | Date of each entry 1985 |
| Owner/ Tenant Name and address | | Recorder Name, and address Mrs A.C.Bennett Hill Cottage Ringmore | |

two doors in the east wall, but the southerly one has been blocked up. The ceiling slopes and has an exposed, plastered beam.

Bedroom 2 (7'2" X 12'9") has a casement window, with a window seat, in the south wall and a door in the north wall. The room formerly had a second door, in the west wall, opposite the blocked-up door in Bedroom 1. Both these blocked-up doorways led to the earlier staircase. There is an alcove in the east wall, at the side of the chimney breast. The ceiling slopes and has an exposed, plastered beam.

Bedroom 3 (13'6" X 6'3") is in the flat-roofed modern extension, at the rear of the cottage. It has a door, in the south wall, leading to the first floor of the old part of the cottage. In the north wall, there is a door and a window.

At the east end of the cottage, is a stone-built fuel store. This has a small window in the south wall and a lean-to corrugated asbestos roof.

In the garden at the rear is an old stone-built shed - now an outside W.C. Beyond this, in the boundary wall with Well Cottage, is a pair of old back-to-back privies.

Devon County Sites and Monuments Register

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| Parish Ringmore (Near Kingsbridge) | National Grid Reference SX 6515 4600 | Number (leave blank) | |
| Subject Walnut Tree Cottage (Formerly Homestead) | Measurements (Sketch with scale overleaf if possible) Main Building 68ft X 20ft; Extension 18ft X 18ft. | | |
| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>Detached L-shaped cottage - Listed Grade 2. Comprises a long building with an extension in front of the western end. Built of stone at ground floor level and cob above. The main building is 1½ stories high. It is set into the bank at the rear and is raised above the road, with a walled garden in front and steps up to the front door. Until recently, there was a large walnut tree in the front garden. The extension has a lower ridge level than the main building and has a garage beneath it at road level. The cottage has a thatched roof and three chimney stacks - a large stone stack in the centre and two smaller brick stacks at the ends. Over the front door is a thatched porch, which was added 23 years ago. Attached to the eastern side of the extension is a thatched recess, containing a well and a pump. Between this recess and the front door is an entrance to the upper room of the extension, which is believed to have been used at one time as a village meeting hall. There is a casement window in the south wall of this room. In the main building there are three casement windows at ground floor level in the front (south). The centre one of these was formerly a door. It is thought that there was at one time a further window at the western end of the front. At the rear, there is an extension (built about 50 years ago) containing a lobby and cloakroom on the ground floor with a door to the garden and a bathroom above. There is another door at the rear, from the kitchen.</p> <p>Inside, the floors are of concrete and wood blocks laid directly on the earth. The front door leads to a stone-flagged entrance hall (10ft X 8ft10). Behind this is a dairy (10ft X 8ft10), which is only 5ft6 high and has a small window on the north side. To the left of the entrance hall is the kitchen - (13ft6 X 16ft10). This has very thick walls - up to four feet thick in places. It has a door to the garden, a window in the west wall and a door on the south side leading into the upper room of the extension - now a dining room (14ft10 X 14ft). The ceiling of this room is attic-type and it has three</p> <p>Please continue overleaf if necessary</p> | | Reference for each piece of information | Date of each entry 1984 |
| Owner/ Tenant Name and address Mr and Mrs Baughan Walnut Tree Cottage Ringmore | | Recorder Name and address Mrs Bennett Hill Cottage Ringmore | |

ham hooks. The walls are 1ft7ins thick and there are two casement windows, facing respectively south and west.

To the right of the entrance hall is a sitting room (14ft X 36ft). It has a fireplace at each end. That at the western end is a large inglenook (2ft6 deep, 5ft7 long and 6ft high). This has a fox's paw carved in its beam - similar to one in the Dolphin Inn at Kingston. On the right of this fireplace is an alcove, which is thought to have contained a copper at one time. It has a blocked-up opening to the chimney. The door to the rear extension - formerly to the garden - leads from this room. Between this door and the fireplace is a semi-circular recess let into the wall, with a shelf at waist height. There is a similar structure in Smuggler's Cottage, Ringmore and it is thought that they may have been used for standing clotted cream. At the eastern end of the sitting room, there is an alcove on the north side (4ft6 X 13ft8) with a curved end wall. It is thought that this part of the room might possibly at one time have been a chapel.

There is a curved boxed-in staircase from the sitting room to the first floor. This has a north-facing window. There are now four bedrooms and two bathrooms (one in the rear extension). The sizes of the rooms in the original part of the first floor are, from east to west:-

15ft1 X 10ft3
7ft2 X 9ft
14ft11 X 14ft6
10ft4 X 9ft8
14ft5 X 14ft11

The bedrooms have exposed beams on the sloping parts of the ceilings, with notches - presumably to carry earlier and lower ceilings. A straight staircase formerly led directly from the most westerly bedroom to the kitchen. This is now boxed in.

Outside, at the rear, are four stone sheds:-

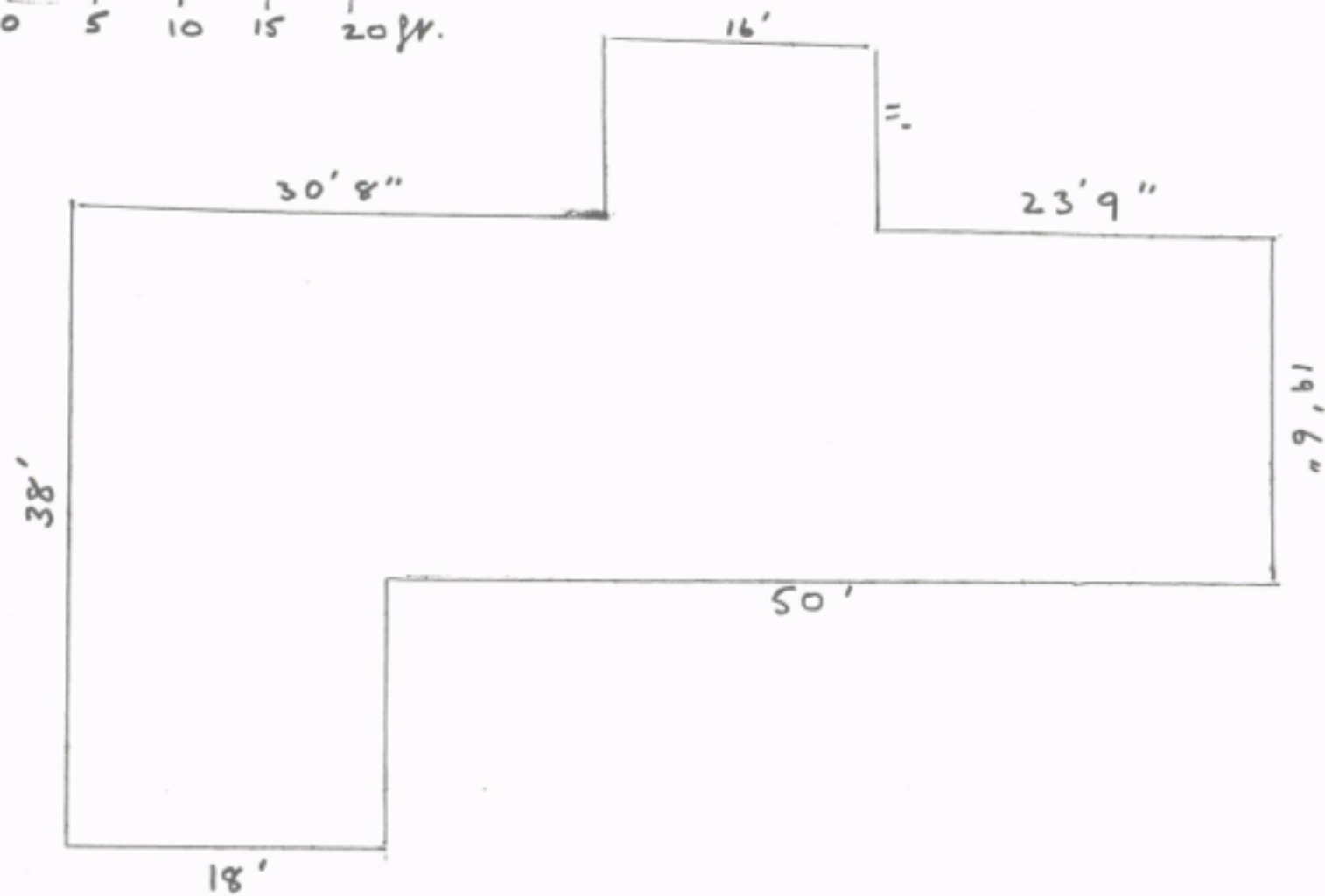
| | |
|---------------|---------------------------------|
| 7ft3 X 8ft | slate roofed (formerly a privy) |
| 23ft3 X 17ft6 | slate roofed |
| 22ft X 5ft5 | corrugated iron roofed |
| 18ft6 X 7ft | corrugated iron roofed |

The cottage is in very good condition and is believed to be one of the oldest in the village. It may have been the old Middle Manor Farmhouse.

The cottage is Listed Grade 2.

Scale

0 5 10 15 20 ft.



Devon County Sites and Monuments Register

| | | | |
|---|---|---|-----------------------------------|
| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6510 4597 | Number (leave blank) | |
| Subject The Little Barn | Measurements (Sketch with scale overleaf if possible) 39' X 21' | | |
| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>The site of this dwelling was once occupied by two small, thatched barns, which are thought to have been the barns of Middle Manor Farm (possibly now Walnut Tree Cottage). They had become derelict before 1923. In that year, the owner of "The Veian" bought the site, together with the two adjoining paddocks, for £100 and converted the larger barn to a dwelling.</p> <p>The north wall of this building lies immediately alongside the lane and is sunk into the slope of the land. The external measurements of the barn were 39' X 21' and the original conversion divided it into three rooms- Kitchen, Sitting Room and Bedroom - each 11'6" wide internally, with a loft above.</p> <p>Windows were inserted in the north wall of each room - a sash window in the Bedroom, a casement window in the Sitting Room and a small window in the Kitchen. A chimney, with an iron stove below, was inserted in the Sitting Room, alongside the window.</p> <p>On the south side, extensions were built at each end of the barn, joined by a conservatory.</p> <p>A Larder extension was built on the north-west corner, with a small window in its north wall.</p> <p>In the 1960's, the bungalow was re-roofed with concrete tiles. The chimney was removed and a false fireplace, with a window on each side, was built at the west end of the kitchen. The bedroom was divided into two and the former conservatory was incorporated into the house, with the floor at a lower level.</p> <p>In the 1980's, the floor was levelled and a terrace was built along the south side, with a sliding glass door to the bedroom.</p> <p>The smaller barn was burned down in the 1930's. Its foundations can still be seen, in the garden of the present dwelling, with a stone trough beyond the west end. This barn appears to have measured approximately 24' X 15'.</p> <p>Note: In 1991, the terrace was removed from the south side of the bungalow and the windows were completely changed.</p> <p>Please continue overleaf if necessary</p> | | Reference for each piece of information | Date of each entry 1988 |
| Owner/ Tenant Name and address Mrs I. Cowan The Little Barn Ringmore | | Recorder Name and address Mrs A.C.Bennett Hill Cottage Ringmore | |

Devon County Sites and Monuments Register

| | | | |
|---|--|--|---------------------------------------|
| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6502 4595 | Number (leave blank) | |
| Subject Ringmore Vean | Measurements (Sketch with scale overleaf if possible) | | |
| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>The main part of this house is two storeys high and built of stone, which is rendered and painted white. It has a Delabole slate roof.</p> <p>Adjoining this building, at its western end, is an older stone and cob building, with a lower roof line. This was formerly a separate thatched cottage, but it is now roofed with similar slate to that on the newer part of the house. To the west of the older building, is attached a single storey, stone and cob barn, which now has an asbestos roof, but was probably formerly thatched.</p> <p>The house faces south and backs directly on to a lane. It has no ground floor windows at the rear; the unbroken rear wall is 89' long and extends a further 16'6" to the east, as a retaining wall for the garden. Double doors open from the lane into the barn, which is now used as a garage and workshop. There are two windows on the first floor at the rear, one of which appears to be modern. A chimney stack projects 8" from the rear wall.</p> <p>There are two other stone chimney stacks - one at the west end of the newer, main part of the house and one at the west end of the older cottage.</p> <p>The south, front of the main building has two windows, on each side of a central porch, the east window being a bay, and three windows on the first floor. The older part has a door and two windows, leading into a glass-roofed passage, in the walls of which an older roofline can be seen. To the south of this passage, at its eastern end, is an outside W.C. with a chapel-like window in the south wall and a large lead-lined water tank above it. The western end of the passage leads to a laundry, which extends behind the old barn.</p> <p>Along the south wall of the barn are two greenhouses - one 5'2"E/W X 6'0"N/S and the other 22'7"E/W X 11'11"N/S. Between them is an old entrance to the barn, which is 4' wide and only 5'10" high. Below the larger greenhouse, are two stables, one of which has an iron manger on the wall, and a tack-room. There was at one time an opening in the garden wall leading, via a drive beside the western end of the barn, to the lane.</p> <p>Please continue overleaf if necessary</p> | | Reference for each piece of information | Date of each entry 1989 |
| Owner/ Tenant Name and address Mr and Mrs Trant The Vean Ringmore | | Recorder Name and address Mrs A.C. Bennett Hill Cottage Ringmore | |

The remains of an old stone wall, with an iron gate at its northern end, separates the garden of the older cottage from that of the main house. Alongside the gate, and facing the back of the outside W.C. is a stone larder (4'8" X 3'10" and 6'9" high), with an inside measurement of 2'9" X 2'3". This has a slate floor, two slate shelves and three large hooks at the top. There are slit windows in each side and the north-facing opening formerly had a door.

There are traces of several older buildings and four huge cold-frames in the garden. In the S.W. wall of the garden is a recess, which may have been a butter well for the old demolished cottages.

A spring from the old Town Well is piped through the S.E. corner of the garden wall to form a pool. Another spring rises in a "grotto" built under the dividing wall of the garden. A pipe from this leads to a pump, by means of which water was formerly pumped to the lead-lined tank above the outside W.C.

Internally, the main part of the house has, to the east of the Entrance Hall, a Sitting Room (14'N/S X 6'E/W). This has a chimney-breast in the north wall and a bay window in the south wall. A door in the west wall leads to the Hall (14'N/S X 6'E/W), which has a staircase leading to the first floor and a door leading to a stone Porch 3'6" square.

To the west of the Entrance Hall, two steps lead down to the Dining Room (14'N/S X 15'E/W). This has a window in the south wall and a fireplace in the west wall, which is 5'6" thick. It is not known what lies within this wall.

A door alongside the fireplace, leads down three steep steps to the Kitchen (13'2"N/S X 18'E/W), which occupies the ground floor of the older part of the house. The south-facing wall of this room is 2'4" thick and the north wall is probably thicker. In the west wall is a chimney alcove with cupboards on either side. It is understood that there was formerly a slit window between the back of this alcove and the adjoining barn. In the south wall, a door leads down three steps to a glass-roofed passage from which open a W.C. and a Laundry.

On the first floor, the Main Bedroom (14'N/S X 16'3'E/W) is above the Sitting Room. It has a blocked-up fireplace in the north wall and a window in the south wall. An opening from this room leads to a Shower Room (7'8"N/S X 6'E/W) above the Hall. This was formerly a small bedroom. It has a window in the south wall.

Originally, the remaining first floor rooms led from one to another and, about thirty years ago, the disadvantage of this was overcome by inserting a 3' wide Corridor, with two windows, within the north wall of the building.

Above the Dining Room, is a second Bedroom (12'N/S X 17'6"E/W), with a window in the south wall.

As it enters the older part of the house, the Corridor descends three steps and becomes only 2'6" wide. Off this part of the Corridor, is a Bathroom (10'9"N/S X 8'10"E/W). This has a window in the south wall, alongside which, outside the wall, is an old lead-lined Water Tank (4'N/S X 5'E/W). This is 4' deep.

At the western end of the building, the Corridor leads into a third bedroom (13'10"N/S X 9'5"E/W). In the west wall is a chimney breast and in the south wall is a chimney.

The 1841 Tithe Map shows the house as a plain rectangle, 60' long, with an adjoining barn, 38' long. South of the house and at right angles to it was a row of four cottages, which appear to have been used as barns, by that time. In the 1886 Rent Roll, these cottages were recorded as having been demolished.

The house is known as "The Vean" (a Cornish word meaning "little"). Presumably from the days of Prebendary Hingeston-Randolph, a Cornishman who installed his mother in the property in 1873, the name "Ringmore Vean" - Little Ringmore - appears in the deeds until 1929. In a deed of that year, the name appears as "Hartley Dale". Deeds of 1941 and 1948 refer to the house as "formerly known as Ringmore Vean but now known as Hartley Dale."

The deeds themselves use the name "The Vean". The Ordnance Survey still entitles it "Ringmore Vean".

Devon County Sites and Monuments Register

| | | | |
|--|---|---|--------------------------------|
| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6520 4580 | Number (leave blank) | |
| Subject Seaview and Bohemia Cottages | Measurements (Sketch with scale overleaf if possible) Overall length 66' (including the projecting chimney on 'Seaview', but excluding the new extension. | | |
| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>The building was originally a terrace of four cottages, 1½ storeys high and built of stone and cob, with walls at least two feet thick.</p> <p>Each cottage comprised one room downstairs and one upstairs - with a lean-to kitchen at the rear and an earth closet at the end of the garden.</p> <p>The three cottages at the eastern end of the row are thatched. The smaller one at the western end ('End Bohemia') has a slate roof and may have been built at a later date than the others.</p> <p>There are three stone chimney stacks. One at the eastern end projects beyond the wall. The other two are internal - one serving the two cottages at the western end (though it may have been built only for 'Inner Bohemia') and the other serving the second cottage from the eastern end (now part of 'Seaview').</p> <p>Each cottage had a front door, protected by a small porch or hood, leading directly from the lane into the downstairs room. These are shown in the attached photograph - believed to date from about 1900. Two of the doors have now been converted to windows. (See modern photograph.)</p> <p>Each cottage had one casement window in the front at ground floor level. Three had one casement window above, but the second one from the eastern end had two.</p> <p>Doors at the rear opened into the gardens, via the lean-to kitchens.</p> <p>Middle Bohemia and Seaview are Listed Grade 2.</p> <p>Details of the individual cottages are attached.</p> | | Reference for each piece of information | Date of each entry 1986 |
| Owner/ Tenant Name and address | | Recorder Name and address Mrs A.C.Bennett Hill Cottage Ringmore | |

Please continue overleaf if necessary

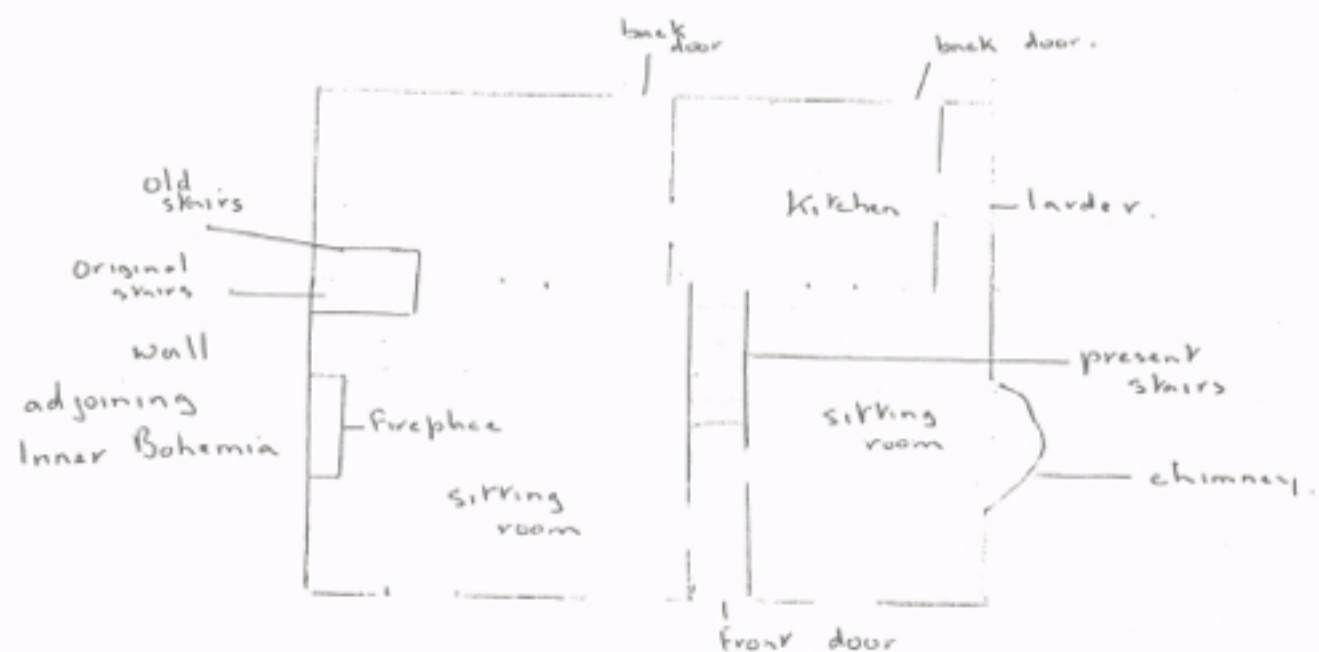
and 9'8" X 7'
In the former loft of the end cottage, are a W.C., shower
room and two bedrooms:-

9'5" X 13'8"
7'2" X 8'4"

The cottage is Listed Grade 2.

Sea View.

N



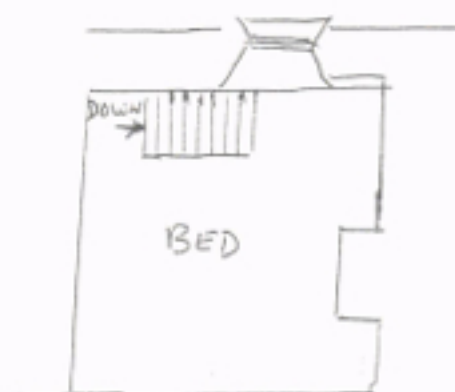
Scale

0 10 20 30 Fr.

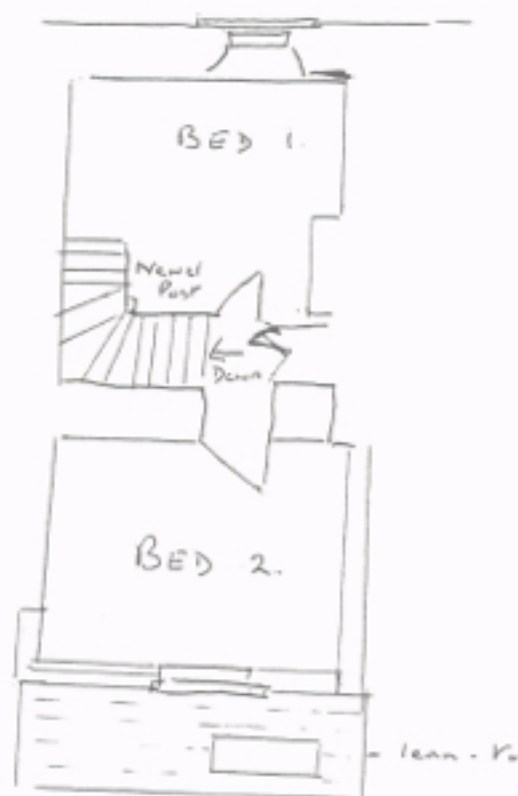
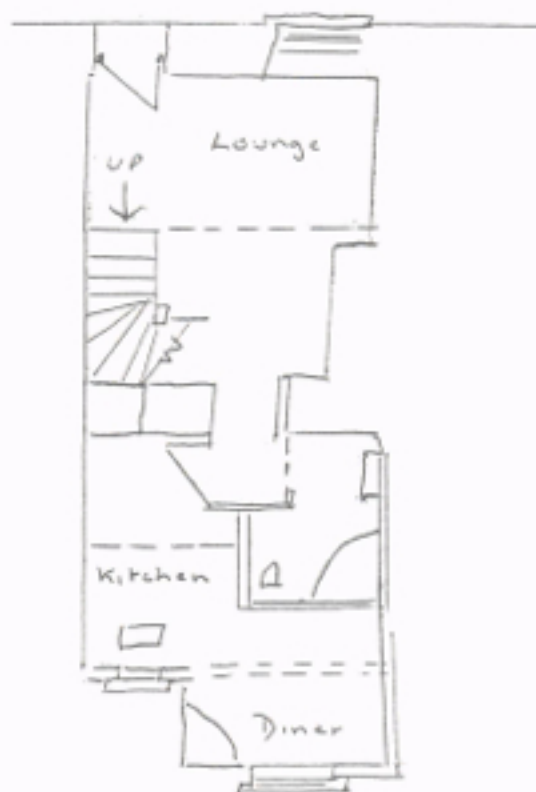
Devon County Sites and Monuments Register

| | | | |
|--|--|---|-----------------------------------|
| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6520 4580 | Number (leave blank) | |
| Subject Inner Bohemia | Measurements (Sketch with scale overleaf if possible) Length 15' Depth 16' plus 10' lean-to extension | | |
| Description , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>This cottage is still in its original state, with rough white-washed walls inside.</p> <p>The front door leads into a passage (4'4" X 3'6") between the wall of "Seaview" and the back of a boxed-in staircase. This staircase has a shelf let into the wall. It leads directly into the bedroom (14'0" X 13'6"), which occupies the whole of the upper floor.</p> <p>The Sitting Room occupies the whole of the ground floor, apart from the staircase and entrance passage. There is no door between the passage and the Sitting Room. There is a fireplace in this room.</p> <p>The lean-to Scullery at the rear measures 6'9" X 14'0".</p> <p>The cottage is Listed Grade 2.</p> <p>Note In 1989 this cottage was modernised. See attached plans .</p> | | Reference for each piece of information | Date of each entry 1986 |
| Please continue overleaf if necessary | | | |
| Owner/ Tenant Name and address | | Recorder Name and address Mrs A.C.Bennett Hill Cottage Ringmore | |

AT TIME OF REPORT



AFTER Modernisation



Devon County Sites and Monuments Register

| | | | |
|---|--|--|---------------------------|
| Parish Ringmore Near Kingsbridge | National Grid Reference SX 6520 4580 | Number (leave blank) | |
| Subject End Bohemia | Measurements (Sketch with scale overleaf if possible) Length 13'0" Depth 16'0" plus lean-to extension | | |
| Description, history, field notes and other information. (Please fill in a separate sheet for each separate item) | | Reference for each piece of information | Date of each entry |
| | | | 1986 |
| <p>This cottage, at the western end of the row, has a slated roof which is lower than the thatched roofs of the other cottages in the row. The external walls also differ from those of "Seaview" and "Inner Bohemia - being constructed of un-rendered stone.</p> <p>The cottage formerly comprised one room (9'8" X 15'0") downstairs and a similar room above, with a lean-to scullery at the rear.</p> <p>The lean-to has very recently been converted to a shower-room and W.C., with stairs to the bedroom (now divided into two).</p> <p>A new extension, comprising Entrance Hall and Kitchen, has been built on the west side of the cottage and the original front door has been converted to a window in the Sitting Room.</p> | | | |
| Please continue overleaf if necessary | | | |
| Owner/ Tenant Name and address | | Recorder Name and address | |
| | | Mrs A.C.Bennett Hill Cottage Ringmore | |

Please return completed forms to: County Sites and Monuments Register, County Hall, Topsham Road, Exeter.

End Bohemia

(Not to Scale)

