

# Devon County Sites and Monuments Register

<b>Parish</b> Ringmore Near Kingsbridge	<b>National Grid Reference</b> SX 6522 4597	<b>Number</b> (leave blank)	
<b>Subject</b> Higher Manor Farmhouse and Buildings	<b>Measurements</b> (Sketch with scale overleaf if possible)		
<b>Description</b> , history, field notes and other information. (Please fill in a separate sheet for each separate item)  A stone-built farmhouse and farm buildings, arranged around a courtyard. All the buildings have slate roofs. The buildings appear on the 1840 Tithe Map, but their age is not known.		<b>Reference</b> for each piece of information	<b>Date</b> of each entry 1992
<b>Owner/ Tenant</b> Name and address Mr.M.Capps Higher Manor Farm Ringmore		<b>Recorder</b> Name and address Mrs.A.C.Bennett Hill Cottage Ringmore	

Please continue overleaf if necessary

# Devon County Sites and Monuments Register

<b>Parish</b> Ringmore Near Kingsbridge	<b>National Grid Reference</b> SX 6490 4595	<b>Number</b> (leave blank)	
<b>Subject</b> Middle Manor	<b>Measurements</b> (Sketch with scale overleaf if possible) 62 X 19		
<b>Description</b> , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>A detached, two-storey, private house, which was formerly two, and possibly at one time three, cottages. These were the farm cottages for Lower Manor Farm. However, in a deed of 1829, the cottage at the eastern end of the building was referred to as "Lethbridge's Cottage".</p> <p>The house is built of stone and cob, rendered and coloured pink. It was formerly thatched, but now has a natural slate roof. In the loft can be seen, below the modern rafters, the lower part of earlier roof timbers, with the tie-beams still in place. There are also indications of a third and older set of roof beams.</p> <p>There are two stone chimney stacks. One is at the eastern end of the building and one is between the main part of the former western cottage and what appears to have been an extension at the end of this cottage, with its roof sloping up to the chimney stack. It is thought that this extension may have been built as a lean-to store, subsequently converted to a separate one-up-and-one-down cottage and later incorporated in the western cottage.</p> <p>The house faces south-west, backing on to a lane. It is sunk into the bank below this lane, with the east end about five feet below ground level and the west end about two feet below.</p> <p>There is a bulge, accomodating a spiral staircase, at the eastern end of the rear wall. This has a small, old window, with pin hinges, facing east. There are no other windows on the east or west ends and the only three small windows at the rear are modern.</p> <p>At the front, there are four casement windows on the ground floor and five on the first floor. There are three doorways at the front, each with a natural slate hood. The centre doorway was made in 1985 to replace a window. The other two doorways were those of the former two cottages, although the doors are modern.</p> <p>The Kitchen (7'6" X 14') is at the western end of the house. A large chimney breast</p> <p>Please continue overleaf if necessary</p>		<b>Reference</b> for each piece of information	<b>Date</b> of each ent  1986
<b>Owner/ Tenant</b> Name and address Lt.Col.. and Mrs G.Grimshaw Middle Manor Ringmore		<b>Recorder</b> Name and address Mrs A.C.Bennett Hill Cottage Ringmore	



projects along the east wall, with cupboards on each side. There is a pantry, with a small modern window, under a staircase. There is a door and a large modern window in the south wall and a small modern window in the north wall. In the north-west corner is a blocked-up door (now an alcove). It is thought possible that the large door in the south wall, opposite the chimney-breast, was inserted when the old door in the east wall was blocked up.

A door in the east wall of the kitchen leads to the Dining Room (18' X 14') in which the ceiling has purely ornamental beams. The large fireplace, in the west wall of this room, has been filled in to accomodate a modern grate. There are two casement windows in the south wall, of which the narrower and more easterly may formerly have been a door. There is an alcove, at ground level, in the south-west corner which is probably modern - having been made when the flue for the modern fireplace was inserted. Above this is a two-shelf alcove in the depth of the wall, which is older. There is an open staircase along the north wall, which was inserted in the 1940s to replace a steeper, probably boxed-in, staircase. The east wall was the dividing wall between the two former cottages and is two feet thick.

Two steps from the dining room lead up to a doorway into a Lobby (7'3 X 14'), which was formerly the kitchen of the eastern cottage. The ceiling beams are old, but have been reinforced with cross beams, in order to support the bath above. The door in the south wall was, until 1985, a window with a window-seat.

A door in the east wall leads to the Sitting Room (13'6" X 14'). In the south wall of this room, a new door, glazed in the style of a C17 sash window, has replaced the old cottage door and there is a wide casement window, with a window-seat. The old open fireplace, in the east wall, has been blocked in and there is a modern grate. The ceiling beams are old and some have deep chamfers, but there are no stops at the ends to date them.

A door in the north-east corner leads to a spiral staircase, which opens directly into the Bedroom above. In the sloping ceiling of this Bedroom, the old beams can be seen emerging from the plaster and resting on the inner edge of the walls. The slope of the modern beams extends to the outer edge of the walls.

A door leads to the Bathroom and, beyond this are two further Bedrooms, of a similar size to the rooms below. The ceilings of these rooms, which are approached by the staircase from the dining room, have been raised during conversion.

Outside, to the south-east of the house, is a stone Wash-house (8½9' X 10'4"), with a blocked-in fireplace. Attached to the rear of this is a Tool Shed (8'9' X 8').

In the north-east corner of the walled vegetable garden, is a stone privy (7' X 6'6"), with a small window in the side. Beyond this is a stone barn (19'6" X 24'), which opens to the lane.

A stream, across which four ponds have been constructed, runs beyond the garden in front of the house. To the south of this, along the hill facing the house, there is a leat, which has been terminated by a waterfall. The leat was part of an irrigation leat running down the valley. It is known to have been in operation in 1829, because there is a proviso in a lease of that date, that the landlord could not cut all water off the stream. At a later date a well was sunk beside the stream and piped water was laid to the two cottages and the next-door farm.

A butter-well is built into the north-facing stone retaining wall, at the eastern boundary of the property. This has three shelves and an opening 2' wide and 2'9" high. It is 3' deep.

Beyond the leat is a ruined stone barn (21'6"E/W X 39'6"N/S). The inside walls are plastered and there is an eight foot raised floor at the south (higher) end. This is said to have been the village threshing floor - making use of the slope of the hill. In the side walls, opposite each other are five foot wide doorways. That on the east side opens into a stone lean-to extension, which has an entrance 6'6" wide and may have been used for storing sheaves.

At the north (lower) end of the barn is a small doorway 2'9" wide and 5'6" high.

The house is Listed Grade 2.



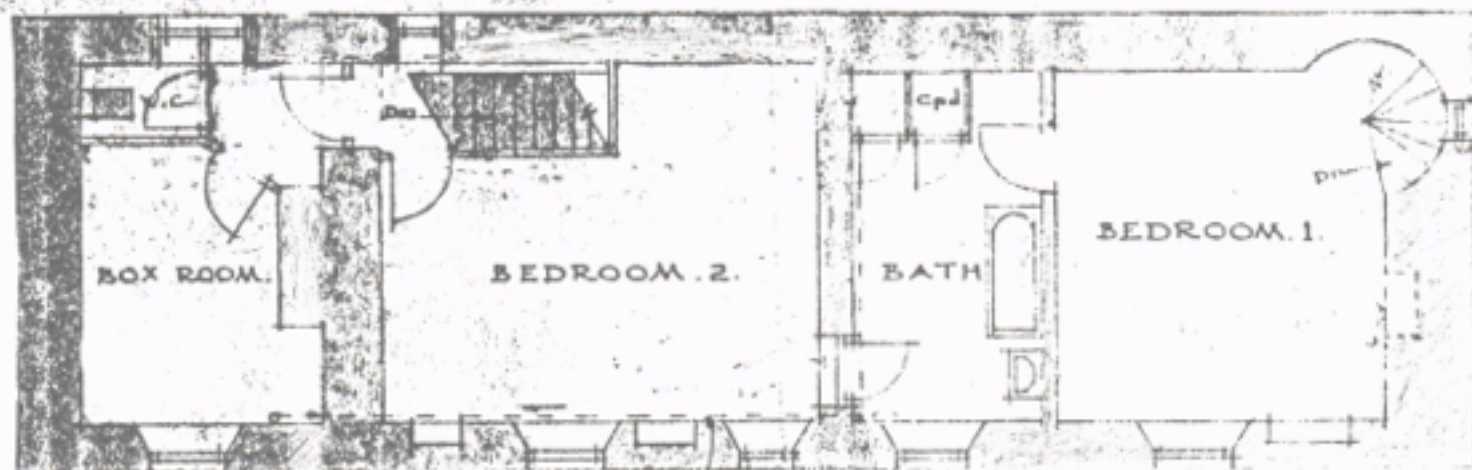


# MIDDLE MANOR

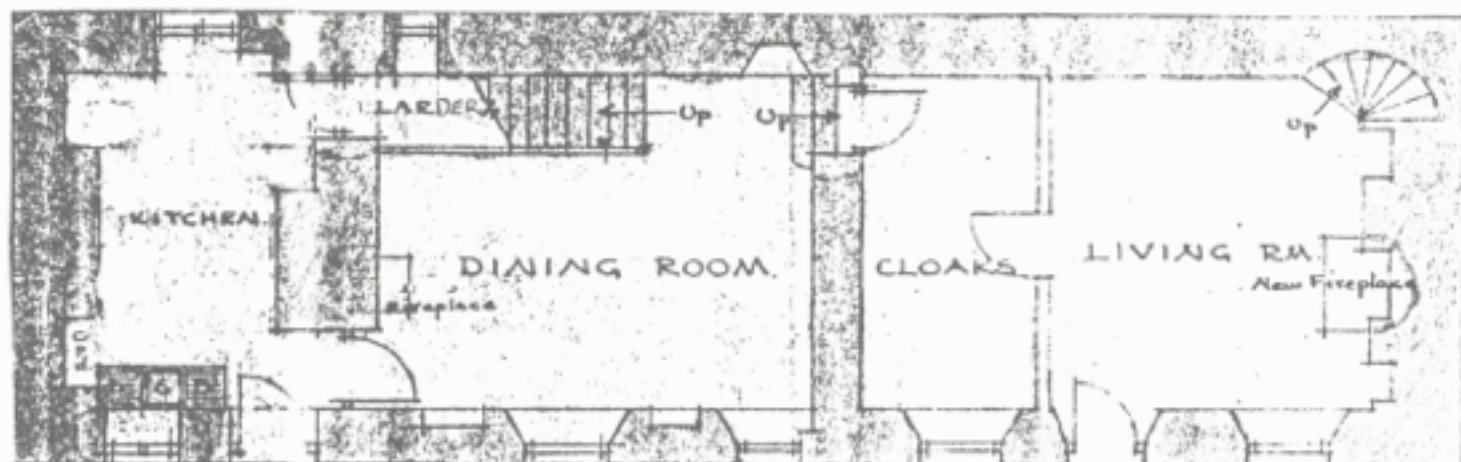
Scale: 8 feet to 1 inch



FRONT ELEVATION (before conversion)



FIRST FLOOR PLAN



GROUND FLOOR PLAN

# Devon County Sites and Monuments Register

<b>Parish</b> Ringmore Near Kingsbridge	<b>National Grid Reference</b> SX 6485 4595	<b>Number</b> (leave blank)	
<b>Subject</b> Lower Manor Farm	<b>Measurements</b> (Sketch with scale overleaf if possible)		
<b>Description</b> , history, field notes and other information. (Please fill in a separate sheet for each separate item) <p>Detached stone farmhouse, partly whitened, with a slate roof. There are three stone chimney stacks; one at each end within the walls and one, added in the nineteenth century at the same time as the kitchen extension, which stands clear of the sloping roof.</p> <p>The main part of the house, which faces east, is 2½ storeys high, with a semi-basement beneath. There are interesting stone walls, incorporating a drainage ditch, round the north and west sides of the house - with alcoves in the garden wall. The north-west corner of the house and roof have been rounded to increase the width of the road.</p> <p>The front door, which has an old wooden lintel and is protected by a glazed porch, leads into the Sitting Room (18'9" X 17'6"). The fireplace in this room has been filled in to 4'. There are two alcoves in the west wall - one with a built-in seat. There is a large three-section casement window in a gabled nineteenth century extension, with alcoves on each side. The ceiling has wooden beams.</p> <p>Opposite the front door is a door leading to a rectangular staircase wing (6' X 8'), which contains a mast newel staircase and has a small window at each half-landing.</p> <p>At the south side of the Sitting Room, is a door to the Dining Room (14' X 11'9"). This has a modernised stone fireplace and two casement windows - a large one, with three sections, facing east and a smaller one, facing south. The ceiling has wooden beams. There is a modern hatch to the kitchen.</p> <p>A door in the corner of the Sitting Room, next to the staircase wing, leads to the Kitchen. (18' X 11'6") This is part of a nineteenth century extension, which also includes a rear Hall, a Utility Room (21'9" X 10'3) and a link to an old dairy and grain store. The back door, which faces east, has steps down to the farmyard, passing a door into a semi-basement store, beneath the Dining Room.</p> <p>The first floor is approached by the newel staircase. There are three bedrooms on this floor:-</p> <p>Please continue overleaf if necessary</p>		<b>Reference</b> for each piece of information	<b>Date</b> of each entry 1985
<b>Owner/ Tenant</b> Name and address  Mr R. Perraton Lower Manor Farm Ringmore		<b>Recorder</b> Name and address  Lt. Col. G. Grimshaw Middle Manor Ringmore	



Bedroom 1 (18'3" X 11'8") extends into the gable extension. It has a small blocked-up casement window facing south and a casement window facing east.

Bedroom 2 (15'10" X 13'4") has two casement windows facing east. The wooden floorboards are 11 inches wide.

Bedroom 3 (10' X 9'8") has a window facing south and a ceiling which incorporates the slope of the kitchen roof, with a curved beam.

The Bathroom leads off the newel wing. At the end of a passage is a W.C. which has a south-facing window.

The southern end of the second (attic) floor is approached by the newel staircase. It contains a Boxroom and a Bedroom (13'8" X 13'6"), which has a small window facing south, on the west side of the chimney. The curved collar beams still exist and are dowelled to the rafters.

The northern attic Bedroom is approached by a separate boxed-in staircase, from the first floor. This rises between the wall of the main bedroom and the outer wall. This Bedroom (17'2" X 12'7") has an extension into the top of the gable and a window in the gable. There is a very substantial rafter, with a curved truss foot.

The farm buildings comprise the following:-

A stone and slate range of stabling, with loose boxes and shippon.

This building has a weather vane and a striking clock.

A stone and slate store and loose box, with adjoining calf house.

A stone and slate range of shippon, with hay loft over and a further adjoining shippon, with barn over.

An adjoining tool shed, with root house / feed store under and a two-bay, open-fronted implement shed.

A cattle shelter, with two concrete outside yards.

The farmhouse is believed to date from the Tudor period.

It is Listed Grade 2.

Lower Manor Farm House.  
Ringmore.

