

## RINGMORE BUILDINGS

(1) Traditional Devon building methods, using cob for the walls and thatch for the roofs, were unchanged for hundreds of years. Therefore it is very difficult to date village buildings stylistically.

(2) A further result of building with ephemeral materials, which disappear completely unless the walls are kept dry, is that many cottages which are known from early maps and documents to have been in the village have disappeared completely - presumably after their thatched roofs have deteriorated and rain has got into the cob walls.

(3) Because of the nature of their building materials it is very unlikely that even the best maintained of the cob buildings in the village date from earlier than the sixteenth century. This is not to say that the same site was not used over and over again. For example it is very probable that in the thirteenth century, when the church was built, there was an inn on the site of the present "Journey's End Inn", which may have served the workers who built the church. It is likely that the oldest part of the present building which was formerly called "The New Inn" was built in the sixteenth century when Queen Elizabeth I inaugurated a network of New Inns for the use of travellers.

(4) Most of the older buildings in the village have been altered and enlarged over the centuries and this process has accelerated with the modernisation which has been carried out in the past 50 years. The process of extension can be clearly seen in the Journey's End Inn. The oldest part - the present dining room - was in 1763 known as The Long Room, the meeting place of Ringmore Town Council. Behind this, modern kitchens have been built. On the other side of the entrance passage is a very old bar, which is now disused. In front of this, a modern bar has been built and, even more recently, a conservatory and toilet block have been added. At some stage a separate one-up-and-one-down cottage was built on the left of the front door of the inn. This had a hipped roof, the timbers of which can still be seen in the loft of the inn. At a later stage this cottage was incorporated in the inn and a further hipped roof was added when "Hillside" (now a separate private residence) was built for the owner of the inn. Hillside had the same owner as the inn until 1926. In recent years it has itself had a modern extension built to the north.

(5) Several terraces of old one-up-and-one-down cottages have, during modernisation, been made into single, relatively large, dwellings. For example Hill Cottage was built as a pair of one-up-and-one-down cottages with a chimney at each end. A passage between the northern cottage and a stable or cow-shed was subsequently covered by a hipped roof in order to enlarge the northern cottage. The two cottages were amalgamated in 1960 and a bathroom extension was then built at the rear.

Similarly Ivy Cottage was, until the last war, a row of four one-up-and-one-down thatched cottages, with a store room at the northern end. Sea View and Middle Manor were each built as two cottages.

(6) The opposite process - namely the sub-division of a larger house into smaller units seems to have occurred in other cases. A study of the roof timbers of Barnford suggests that this building, which is now again a single residence but which was sub-divided into two cottages in the early years of this century, was built as a substa...

house with a cross passage.

Cumberland Cottages are still four separate cottages, as they have been throughout this century, but the asymmetrical structure of the terrace suggests that numbers 1 and 2 were built as one substantial house. Number 4 (which now has a modern extension at the rear) may have been a cow shed or stable, with Number 3 as a passage between the animal quarters and the House.

(7) Some of the old cob buildings in Ringmore such as The Journey's End Inn, Middle Manor and Ivy Cottage have had their original thatched roofs replaced by slates. This can be seen from an examination of their roof-timbers, as thatched roofs always have a higher pitch to ensure the efficient run-off of rain.

(8) The old village houses are built on sites which are hidden from the sea - probably as a protection against invaders from the sea and also in order to avoid the worst of the westerly gales. In the present century there has been the opposite tendency - to value sea views.

Several village farmers have built themselves new houses on high parts of their land and have deserted their old lower-lying farm-houses. Successive owners of Higher Manor Farm have done this. In 1900 Farmer John Moore built for himself the house now known as The Manor House, with splendid views of the sea, and left his old farmhouse to his farm Manager. Later The Manor House was separated from the farm and sold as a private dwelling. A later owner of Higher Manor Farm built a bungalow for himself, known as Higher Manor, on one of his fields, with a good view of the sea. This too has subsequently been sold separately from the farm. Since the tragic death of the last farmer in 1996 it seems likely that the old farmhouse will become a private dwelling.

In 1961 Mr Wells, the owner of Lower Manor Farm, had built for himself the house known as Ayrmer House on a high part of his land with wonderful views of Ayrmer Cove. The old farmhouse was then occupied by a farm Manager. However, both Ayrmer House and Lower Manor Farmhouse are now quite separate from the farmland, which is owned by The National Trust.

(9) The original site of the village Rectory was that on which the building now known as Oldcastle stands. This building was erected in 1812-1822 on the site of earlier Rectories. It was enlarged and castellated in 1871 for Rev. Preb. F.C. Hingeston-Randolph. The Lodge, as its name implies, was the lodge built in 1863 for the old Rectory which has been modernised and enlarged.

The old Rectory was much too large for later Rectors and it was sold by the Ecclesiastical Commission in 1950. In its place they acquired the building now known as "The Church House" which had been built as a private dwelling in 1936.

(10) The house known as 'Old School' opposite the Church was built in 1863 on Glebe land - as the first and last Ringmore village school. It closed in 1929 and became a private residence.

(11) The house opposite Higher Manor Farmhouse, which is known as "The Barn", was in fact converted from a barn in 1942-44. Before that it had been used by Mr William George Luckraft, a small farmer who lived at "Pleasant Cottage" to house his cows with a hay loft above. However, this building has an interesting earlier history. In the middle of the eighteenth century it was given by the Lord of the Manor, Mr Francis Kirkham, to the poor of the parish as

"a house of refuge for their declining years, close to the church"

In 1839 the building was taken over by the Churchwardens who sold it to the then Lord of the Manor for £33. He turned it into a cattle house and granary barn for his tenant of the Higher Farm.

(12) There is some documentary evidence to help in determining the ages of some of the village buildings. Houses built before 1860 appear on a list attached to the Tithe Map. In 1862 and again in 1907 the Manor was sold and lists of the houses were published with the Sale Documents. Manor Rent Lists give the names of the occupants of houses owned by the Manor. Very few Ringmore residents of Ringmore have Deeds dating before 1907 when most of the houses owned by the Manor were sold off separately.

(13) It is known that in 1755 there were 25 tenements in Ringmore Manor and Marwell. The names of the small farmers holding leases for these tenements are known but in most cases, the land which they farmed and the houses where they lived are not known. An exception is the family which occupied Hill Cottage since in 1888 Rev Hingeston Randolph wrote an article which included the following:-

"I found one of these tiny farms - 'Mill Hills Farm' - still lingering in 1860, the last relic of the state of things which prevailed in 1775; held too by a Coker, one of the old names - a little tenement of but six acres and a half, divided into no less than eight enclosures, with minature buildings and comfortable but simple cottage home."

Later Rev. Hingeston-Randolph recorded seeing a Lease dated 1754 of this tiny tenement to John Coker for 99 years on lives. "This took the place of an earlier lease just expired, showing that Mill Hills must have been held continually by the Coker family for at least two centuries" The Coker family lived in Hill Cottages where the last of them, Katterin Coker died in 1911

(14) Until the mechanisation of agriculture which occurred in the twentieth century, Ringmore village existed solely as a centre in which farmers and farm labourers lived and worked. A few families, such as the Bardens, were fishermen and others supported their agricultural neighbours by such occupations as blacksmith (living at Barnford); carpenter (living in one of the Hill Cottages) and shoemaker (living at Challaborough Cottage, which was then an inn known as "The Rising Sun".)

A later carpenter and undertaker, Mr Ernest Farley, lived in Well Cottage. His parents brought up thirteen children in this tiny cottage. In 1929 Ernest Farley and one of his brothers, Mr George Farley, built for themselves the two bungalows, "Greenway" and "Elmsleigh" in the field behind the Women's Institute Hall.

(15) At about this time ,other bungalows were built in the fields surrounding the village.The bungalows along the lane leading to Toby's Point were among these.

(16) The row of Council houses known as "Crossways" was built in 1949-50 to house agricultural workers. At first most of these houses were occupied by farm labourers who were only too glad to move out of their dark and damp thatched cottages. Later occupants had no connection with agriculture and most of them have now bought their houses as private dwellings.

(17) The old cottages deserted by farm labourers were bought and modernised by incomers to the village, who have "improved" them and saved them from dereliction.Externally they still look much as they have done down the centuries and most of them have been Listed by the Department Of The Enviroment as being of Historic Interest. This has saved them from such horrors as UPVC double glazing.In the gardens behind most of these cottages stone privies can still be seen - a reminder that main drainage came to Ringmore only in . Similarly some such as Well Cottage, Walnut Tree Cottage and Rock Cottage still have pumps and wells most of which now have no function but which were invaluable in the days before Mains Water was installed in .

*Crossways  
No 2 Cottages*

The next building to Lower Manor Farmhouse is known as Middle Manor, but this was not, as might be supposed, the farmhouse of the old Middle Farm. It was built, probably in 1756, as two farm cottages for Lower Farm, which were converted into the present house in 1945. In a deed of 1829 the cottage at the eastern end of the building was referred to as "Lethbridge's Cottage".

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. This leat was part of an irrigation leat running down the valley, which 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 from this to the two cottages and the next-door farm. A butter-well, with three shelves is built into the north facing retaining wall of the garden over the stream.

beyond the leat is a ruined stone barn with a raised floor at the higher end, which is said to have been the village threshing floor.

It is possible that the pair of thatched cottages on the opposite side of the lane, known as Rose Cottage and Mount Pleasant, were also built as farm cottages for Lower Farm.

and under the Clock Barn L.

Insert after 2<sup>nd</sup> Para.  
on Page 4

1766 Land Tax - Warden Tax - John Lethbridge

- Middle Manor
- 1763 a Lethbridge - 1/2 Rose Warden
  - 1780 " " John L. " " Lethbridge's Cot & Garden
  - 1829 Thomas Knolly - lease 1810(?)
  - 1862 George Woodman - surviving title John Collins (62), Sale of Lease 1862 (27)
  - 1907 Luckraft, W. B. Roden, Sarah Sale of House 1907
  - 1840 Churchwarden's 1/2
  - 1788 Mary Lethbridge. Tennant Charles Jones
  - 1790 Late Lethbridge's

# Ringmar Buildings. Draft.

## Houses and their Inhabitants.

- p.1. General approach. Lord of N. Notes. p.1. All land belonged to the King (late middle ages) h. of N. had delegated power. Demolished cottages - ??  
to Deeds.  
No record!
- p.2. Dates of Building -  
Lists - - -  
Construction. Cob. etc.  
(Survey of Manor 1754 ??)
- ~~p.3.~~ House Ship. Joined.  
Sea Views. Middle Manor. Buryford.  
Cumberland Cottages.

p.3. Cumberland Cottages.

### BUILDING MATERIALS

Cob. Thatch.

Cottages - disappeared!

p.4. Lower Farm Cottages.  
Cob. Earlier use of sites.  
New Inn. extensions.

p.5. Hill side belongs to New Inn.

### VILLAGE FARM BUILDINGS

Clock Barn <sup>North Side</sup> - Stables. Cow byre - Calt Pen.

Randles in h. & H. Farms.

p.6. Middle Manor. Luthborough Cottages.

Stream - etc. facts wrong -  
Take out. Want to see the land -

Part of cottages. Rose & Rowland Place

Walnut Tree Cottage. Middle Farm. Hammerhead

p. 7. Little Barn.  
Pump down.  
Ash. son killed.

Hogher Farm.

Use etc. Soybean.

Hogher Plover. census 1996

Hill Hill Farm.

"Only one identified with certainty?"

Check. = Cottage Farm.

p. 8. H.R.'s article = Hill Hill.

Coker Family. Hill Cottages.

Pleasant Cottage. Luchcraft.

Charles 1/2 penny.

p. 9. Katherine's death. 1911.

Maxwell Farm.

Storm. Rebuilding.

The Barn - Poor of Parish.  
Kirkham.

p. 10. Poor House - Cattle House.

## FARM WORKERS COTTAGES.

design - Jinal's Cottage.

limited size -

p. 11. Spiral Staircase - door at foot.

Cottin Traps.

Stone Privies. Rain drainage 1965. 'Old Drain'.

Pump & Wells. Rare details!!? before that.

Electricity 1911

Rain Water 1947

Beetle Wells -

Needs better description

p. 11. Documents Sale of House 1862  
Piggery.  
- Some garden as well -

Fisherman (Bardonia) Shoemaher.

Carpenter - Understated

add.

lime burner.

(lived Smugglers  
Cott)

also in front of New Inn.

up on the back of garden?

Agriculture - habour.

p. 12. Buildings Connected with Church

Quota from  
Terrace?

Rectory.

Narwell Gardens -

p. 13. St Mary's Well. Old Castle converted  
again. Sotal.

Old School Cottage -

Belle Vue.

H.R. Rented. Veau.

Wychwood.

Rydars. Fred. & Bessie.

Post Office.

Plymouth Raker

p. 14. Cockle Lane - Village Pound.  
Nook.

1908. Church Room.

Nildmays.

Three Ways.

1924. W.I. farmed.

- p. 15. Women built own hall. 1929.  
 Dissenting Chapel.  
 Bp. Licence 2.9.1817.  
 Cavalcade of History - 26.6.6867.

### Chalaborough

- Cockle Stream.  
 Narrow lanes - muddy - sea transport.  
 Cabs + pack horses.
- p. 16. Lime Kilns 3 - at Chalaborough.  
 Fox Cella.  
 Pdehards.  
 Celebration out good catches.  
 Coast Guards - Harems etc.  
 Captain's House - Rocket House.  
 1875 Seine Fishing no longer.  
 Road to Plymouth improves.
- p. 17. Chalaborough became favourite sea side spot.  
 Year ruled tea house  
 Unspoilt marshy valley.  
 Winter floods - Summer Cavaons.  
 W.W.II no public access. Crocker. Tainings.  
 Buying & selling of site. 1991.  
 Boat House converted into a Cottage.  
 More houses built.  
 Entirely Sea Side Holiday.
- p. 18. New Houses built with sea views.  
 Farms built new houses. John Moore.  
 Vincent. R. Wells.  
 Separation of houses from Farmland. Hycombe Farm  
 Farley Cottages.

p. 19.

Crossways. 1949-50.

Incomers saved old cottages.

Look much the same.

"Lifting" -

Planning Authority - Village Boundaries.  
1980's. Infilling.

2 House Crossmanor

2 Hillside Orchard.

Ledra Family came for holiday - bought houses.

Ledra's dau Nellie married Rear Admiral  
Chapman.

Nellie Organist for many  
years.

Cypress Cottages  
(Smugglers).