

What follows are notes (E.&OE) made by George Grimshaw entitled 'Information from Deeds' which deeds, I assume, were lent by Naomi and Bill Warne. The masses of material on Cumberland Cottages is to do with the ownership of the land on which Trewarne stands and a copy is also under Cumberland Cottages since it fills in details of ownership of those properties.

TREWARNE : PROPERTY OF NAOMI AND BILL WARNE

15.7.1907 **Indenture** : Vendors were James Herbert Berryon and Henry Cosine Orme Bonsor to George Coyte, Frank Coyte, Butcher and Arthur Crawley Pode, Solicitor of Modbury

25.3.1908 Coyte, Coyte and Pode to John Henry Rickman, Saddler of Modbury : 4 cottages [Cumberland Cottages] for £70. One unoccupied. Others by Messrs Farley, Edwards and Mrs.Triggs. (The sale included the garden across the road : now Trewarne.)

31.7.1909 John Henry Rickman of Modbury to John Henry Ryder, Chief Stoker H.M.S. CUMBERLAND £175.

Conveyed : Four Cottages in occupation of Mrs.Freeman and others, Edwards, Farley and Mrs. Triggs

Title to land : Examined with original at offices of Messrs Nash, Howett, Cocks and Clap, Solicitors in Plymouth on 25 March 1908 and again on 4 September 1959 at Sopell (should this be Serpell) son and Forster, solicitors of Plymouth.

(Other names related and cause of search : William Hanley Brain of Shepperton and Violetta Irene Harris Rule of Goats Hill, Lydford,Devon)

27.8.1959 Search in relation to :

John Henry Ryder and Kate Ellen Ryder of No.1, Cumberland Cottages, Ringmore Albert William Triggs, 75,Comeragh Road, Baron's Court, London

Frances Louisa Pearce, 1, Higher Combe, Noss Mayo, Devon (after remarriage she is F.L.Williams, 75, Bellows Park, Brixton, near Plymouth.)

14.8.1945 John Henry Ryder to Geoffrey Howard Stevens : 3&4 Cumberland Cottages.

15.3.1955 Probate granted to Kate Ellen Ryder of No.1, Cumberland Cottages.

29.3.1955 Kat Ellen Ryder, wife of John Henry Ryder vested to herself Nos 1&2 Cumberland Cottages. (Will of John Ryder dated 22 March 1933). John Henry Ryder died at No.1 Cumberland Cottages 23 April 1952.

25.8.1955 Kate Ellen Ryder's will appointed Albert William Triggs and Frances Louise Pearce as executors. 24.11.1957 Kate Ellen Ryder died in Greenbank Hospital, Plymouth.

11.2.1958 Probate granted to Albert William Triggs of 75, Comeragh Road, Barons Court, W14, research electrical engineer and Frances Louisa Pearce of 75, Bullock's Park, Bristol.

14.2 1958 A.W.Triggs and F.L.Pearce (the day before she remarried) vested in themselves numbers 1&2 Cumberland Cottages and land having equal shares as tenants-in-common.

7.8.1959 **Search** in relation to :

John Henry Ryder 1, Cumberland Cottages Ringmore

Kate Ellen Ryder

Albert William Triggs 75, Comeragh Ro., Barons Court, London, W.14

Frances Louisa Pearce 1, Higher Combe, Noss Mayo, Devon

Williams, 75, Bellows Road, Brixton, Devon

In relation to the above search : a note of the following marriage :

15.2.1958 William Frederick Williams, coal merchant, aged 62, previous marriage dissolved, son of William Thomas Williams (deceased)

15.2.1958 Frances Louisa Pearce (widow) daughter of Edward Worth deceased
Edward Worth is described as a builder's labourer

20.2.1963 : William Brian Hanley to William Robert Warne : **the land for £ 375**

Jan 1967 **Requisition for search** : There was a government plan in existence.

Area had been defined as area of special control.

20.8.59 **Conditional permission** was granted for a house on part O.S. 95(?)
Ringmore.

6.10.1964 **Permission refused** for erection of house and garage on
O.S. 1089

22.12.65 **Conditional permission** granted for dwelling and garage on
O.S.1089 Ringmore

'To be constructed in natural stone ; main roof covered with sand faced
tiles to a colour approved'.

There is a mention of "Whistle Lane : property in two parts". Is this about land on
the other side of the lane from Trewarne? Or is it referring to 3&4 Cumberland
Cottages ? Other names related to search :

William Hanley of Shepperton and Violetta Irene Harris Rule of Goose Hill, Lydford.

Abstract of title : Miss V.I.H. Rule

14 August 1945 John Henry Ryder, Chief Stoker R.N. to Geoffrey Howard Stevens,
Solicitor, Plymouth : Numbers 3&4 Cumberland **and land opposite** for £450.

4 June 1948 G.H.Stevens to Valetta Ivens Harris Rule, Higher Lodge, Bridestowe,
near Okehampton, Devon, Spinster. Nos 3&4 Cumberland Cottages for £450.

On map attached to deeds O.S.1906 2nd Edition the right of way in front of the
cottages is not referred to.

North of Cumberland Cottages is shown :Garden and Orchard of Mrs.Pearson of
The Bungalow (later renamed Little Barn). Also No.4 Cumberland Cottages does
not extend to road and that extension area is NOT marked pink. (The next sentence
is somewhat obscure) . It reads : "Also shown as grantee and donee (Warnes') Map
O.S. second edition Building in Quarry opposite Church". I think that this has
probably nothing to do with the Warnes but that George was wanting to draw
attention to its existence of a building at that date.

21 June 1963 : V. I H. Rule sells land on south side of road for £50 to W.R.Warne