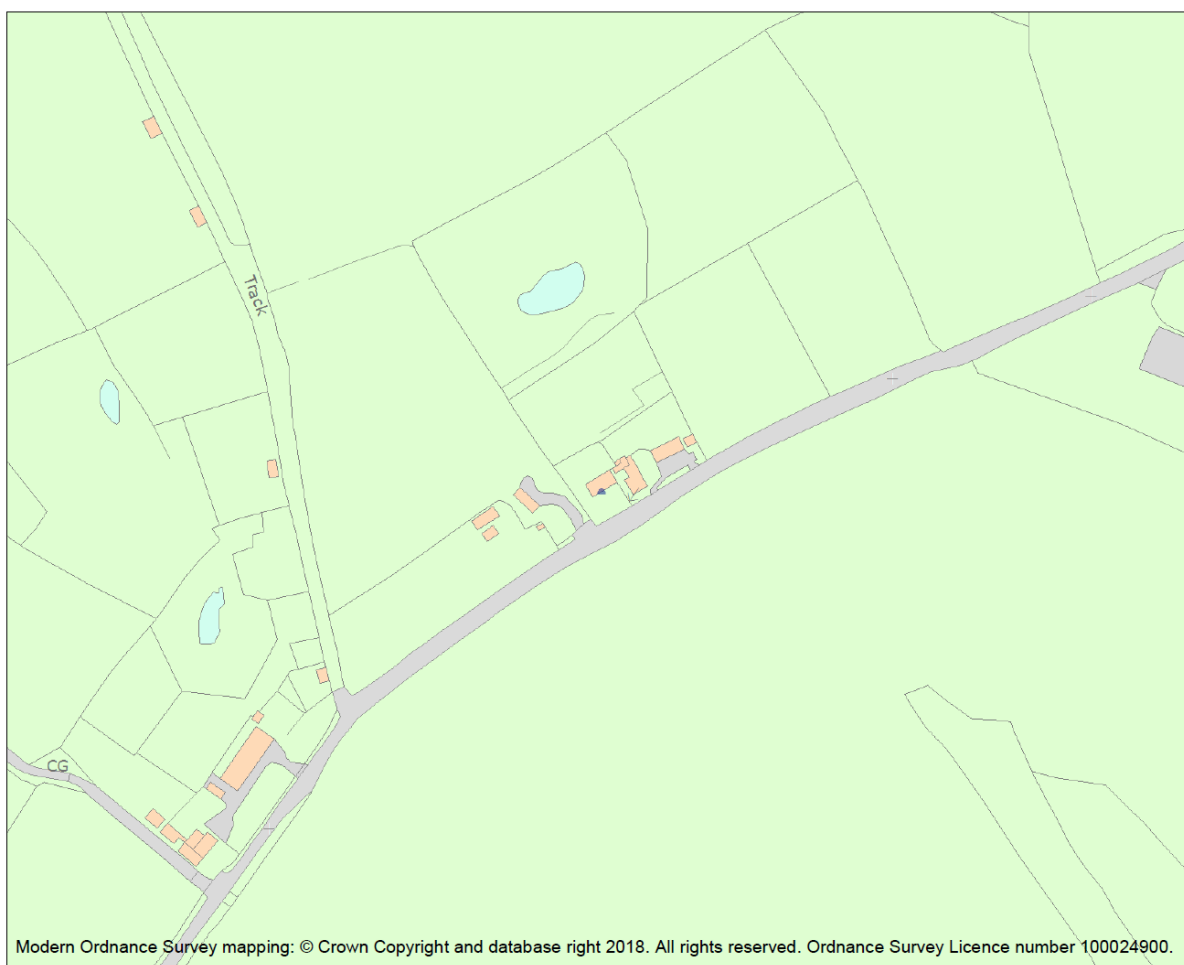


## Statement of Historic Significance



This is an A4 sized map and should be printed full size at A4 with no page scaling set.

Name: PRESTON COTTAGE

### Details

COLEBROOKE SX 79 NE 5/80 - Preston Cottage

Grade - II

House, formerly small farmhouse. C18, modernised circa 1970.

- Plastered cob on rubble footings
- stone rubble stacks topped with C20 brick
- thatch roof
- 2-room, lobby entrance plan house facing south-east with probably secondary outshot on left (south-west) end
- Right room has projecting end stack and left room has axial stack
- C20 service extension to rear
- 2 storey.
- Irregular 2-window front, all circa 1970 casements with glazing bars including outshot window
- First floor windows have low curving eyebrows over

- Roughly central doorway now with C20 door and porch
- latter with hipped, thatch roof
- Roof is gable-ended to right and hipped to left running continuously down over outshot
- Interior : shows plain carpentry detail where exposed
- The beams are roughly finished. Roof not inspected

Shown as Prestons on O.S map.

Listing NGR: SX7530499201

### History of Site and Mapping.

The land on which this building stands has formed part of the Coryton Estate since 1646.

In 1646 the first marriage of (Sir) John Coryton (created a baronet 27 Feb.1662) to Elizabeth, the daughter of John Mills of Colebrooke, Devon, brought in .....the manor of Colebrooke in Devon.

The family retained the land into the 20<sup>th</sup> century with records showing the estate was mortgaged in the 19<sup>th</sup> century, 1816 to 1855.

CORYTON, WILLIAM, Esq., of Pentillie, Cornwall; and of Colebrooke Manor, Devon.  
 Elder son of George Edward Coryton, Esq., of Liss Place, Hants, who *d.* 1886, by Louisa Pender, dau. of the late Rev. Charles Phillott, Rector of Frome, Somerset; *b.* 1847; *s.* his uncle Augustus Coryton, Esq., 1891; *m.* 1887 Evelyn Annie, 2nd dau. of the late Adm. George Parker, of Delamore, Devon, and has, with other issue, a son, \*John Tillie, Capt. ret., late Rifle Brigade; *b.* 1888; *m.* 1916 Dorothy, youngest dau. of Thomas Swynfen Parker-Jervis, Esq., of Fotherley Hall, Staffordshire, and has a dau., Loveday Anne Monica. Mr. Coryton, who was formerly Capt. R. Cornwall Rangers Militia, is a J.P. and D.L. for Cornwall (High Sheriff 1902), and Patron of 2 livings.  
 —*Pentillie Castle, St. Mellion R.S.O., E. Cornwall.*

The ownership of the manor is retained through 1890s and the current owners have a rent book from the 1950s indicating ownership by the estate continued to around this time. We believe the property was sold by the estate in the 1960/70s but have no evidence at this time to substantiate this .

The listing suggests that a major refurbishment took place in the 1970s which could indicate new ownership.

The mapping of the site provides some evidence of history. The tithe mapping is indistinct.

Tithe mapping 1836/7 indicates the building existant at this time with the plots in and around the building suggesting the existence of two dwellings. This theory is supported by the existence of a door size recess to the RHS front of the building.

Colebrooke Tithe Apportionment										
Parish	Township/ Tithing/Hamle	Landowner	Occupier	Plot No	Estate	Plot Name	Cultivatio Acres	Roods	Perches	Notes
Colebrooke	Colebrooke	Augustus Coryton Esquire	Henry Honey	743	Prestons	Higher Meadow	meadow	1	1	3
Colebrooke	Colebrooke	Augustus Coryton Esquire	Henry Honey	744	Prestons	Mowhay Plot	garden	0	0	12
Colebrooke	Colebrooke	Augustus Coryton Esquire	Henry Honey	745	Prestons	Houses and Garden	garden	0	0	14
Colebrooke	Colebrooke	Augustus Coryton Esquire	Henry Honey	746	Prestons	House and Garden		0	0	11

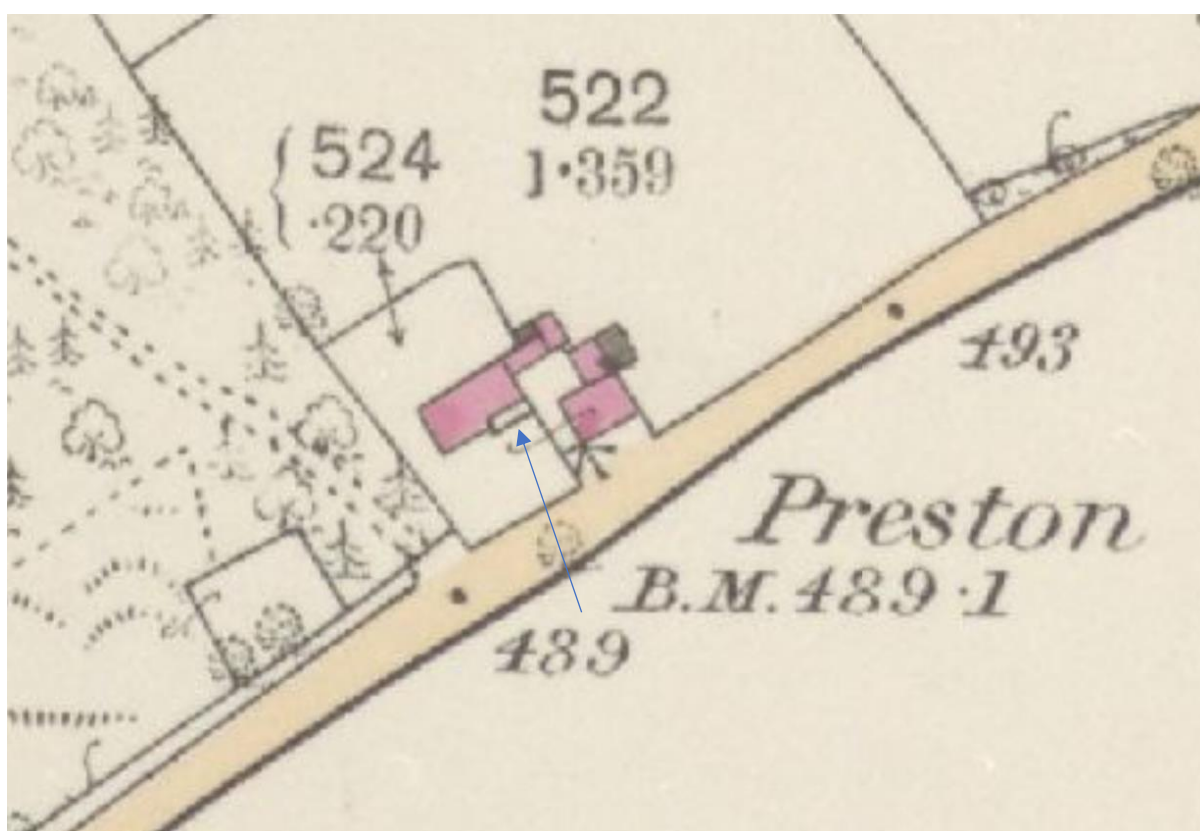


Tithe Map 1836/7

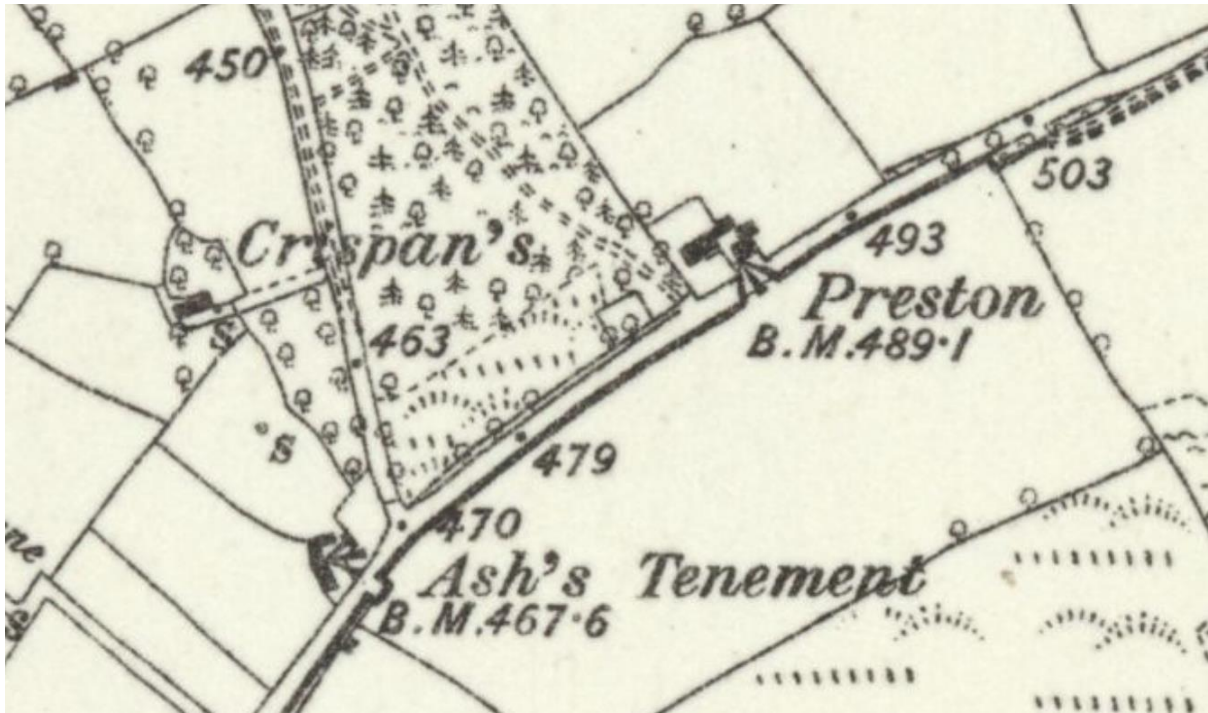
The 1888 O/S map is well drawn and distinct. When overlaid onto the site survey and other mapping, this appears to show two features of interest.

The first feature shows evidence of a building running the length of the rear of the building (approximating to the depth of the existing extension) and extending to the RHS rear ( northeast ) to form a courtyard linking the existing building to the building to the Northeast which was used as a donkey shed. (See Pages 4 & 6)

The other feature is the step on the front of the building dedicated in the images below with a protruding feature. This is mirrored on other 1888 mappings.

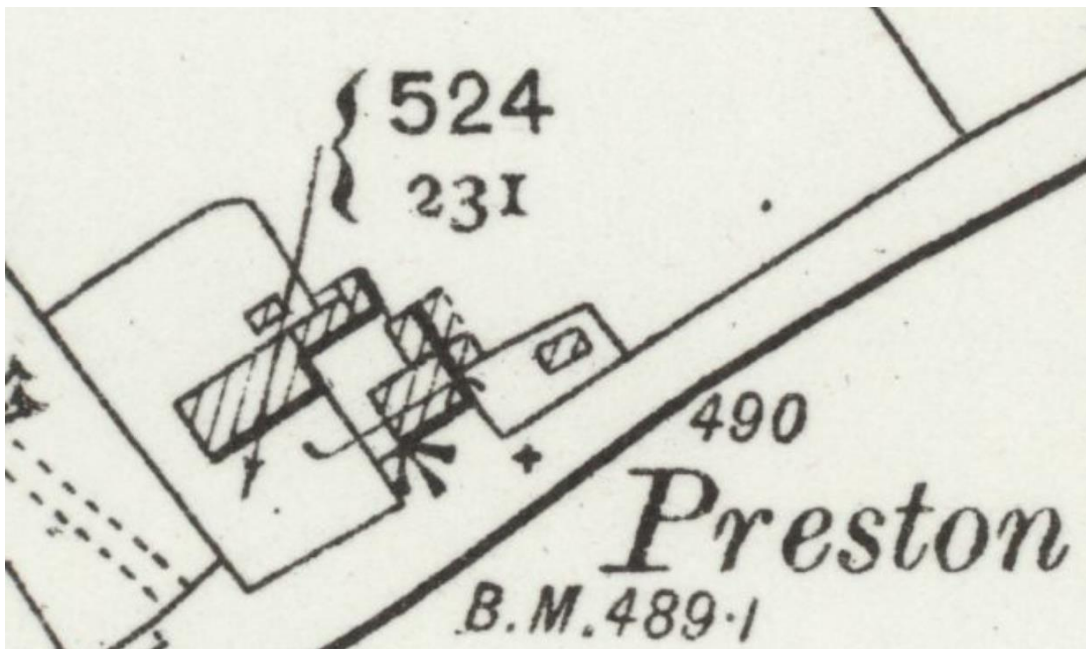


O/S Survey Map 1888 buildings indicated in Pink; unknown feature indicated with arrow

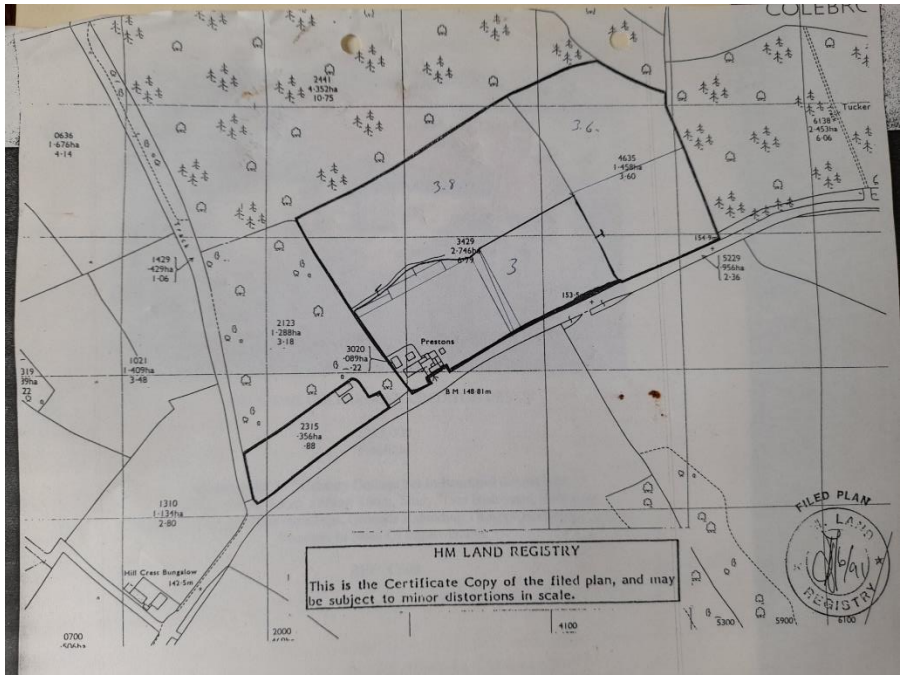


O/S Survey Map 1888

By 1905 the mapping no longer shows the feature to the front of the building and shows another building to the north of the existing building. It is possible that this building is the same as that seen on later drawings through to 1962.



1905 O/S mapping



1991 Land registry plan

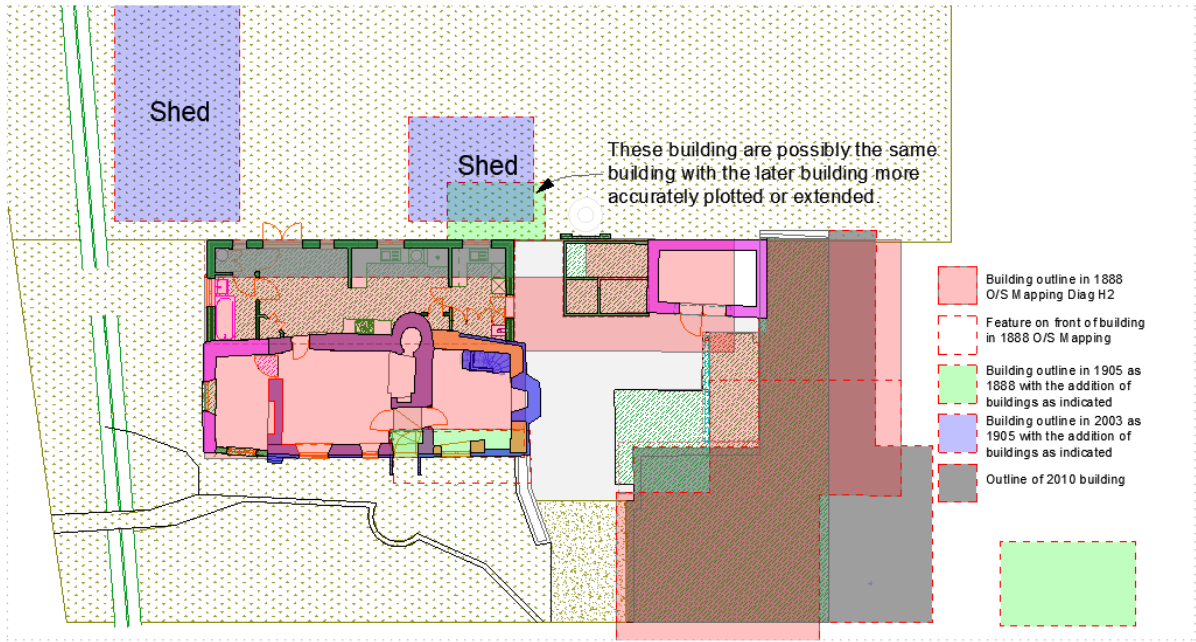


Image of mapping overlays up to 2003

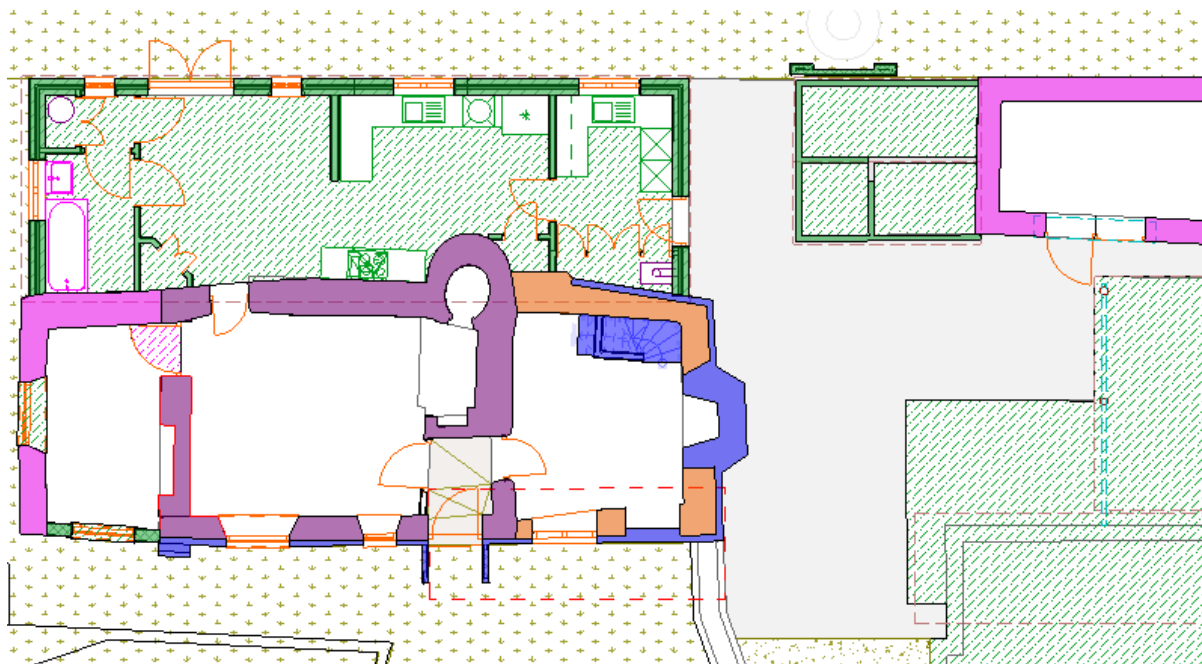
On the attached drawing and in the image above we have overlaid the mapping on our survey and the current O/S drawings, and it would appear to support the hypothesis that the

rear of the building had an extension which is believed to have been a single storey lean-to which extended to meet the range of buildings to the East of the building.

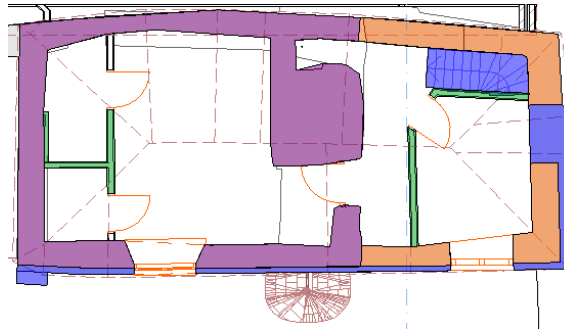
The current building appears to have evolved over the years. The central part of the building range containing the fireplace and bread oven appears to form the original building, shown in dark purple in the image below. The main beam in this space is of high-quality oak and is installed in the traditional way across the building resting on the window lintel on the front elevation. This part of the building, both ground and first floor, appears to be consistent with traditional 17<sup>th</sup> century construction.

As the part of the building to the left in shown in pink is of slightly different construction, we believe this was constructed after the original building and would appear to have been an open fronted store building as the wall closest to the road is of significantly later construction than the rest of the building. In addition, there is evidence suggesting that the current door opening is not original and other openings between the original building and this part of the building were in existence where the alcove is now. The current door and the alcove do not match in size and shape, and we therefore are unconvinced that this door is the original one for this room. The construction would again appear consistent with traditional 17<sup>th</sup> century construction so could be contemporaneous with the original building.

The room to the RHS on the plan below, shaded in orange, appears to be of a later date than the main room. The historic mapping indicates a step in the front wall in the 1880s. We believe that it is possible that this part of the building was originally a separate dwelling with a doorway to the RHS of the front elevation where there is an alcove in the room. Other evidence supporting the theory that this is a later addition is the construction of the first floor. This is of differing construction to the adjacent room. The main beam supporting the floor is of lower quality and along the room as opposed to across the space. The fireplace in this space appears to be of brick construction, again indicating a later date 18<sup>th</sup>/19<sup>th</sup> Century perhaps. The change in floor level across the hallway is also an indicator of divergent construction dates.



GF Plan as existing – with indicative phasing



FF Plan as existing – with indicative phasing

- Probable original construction 17th /18th century
- Probable contemporary with the original structure or slightly later 18th century ?
- This part of the building has been added to the original structure as the type of timber and the construction methodology particularly to the First floor varies from that of the original in addition the roof timbers to the two parts of the dwelling are not contiguous. It is possible that this part of the building formed an independant dwelling as the recess to the front RHS of the dwelling is indicative of a door opening. The mapping of 1888 shows the front of the building as stepped.Overlaying the mapping using the boundary lanes and building as datums indicates the this part of the building was in existence 1838 to 1888 but it is unlikely this was in its present form in its present form.
- Construction possibly dating from early 20th c porch constructed of imperial bricks laid on edge. Buttrressing likely to be brick construction and it would appear that the front and RHS wall have been refaced as unlike other parts of the building the face of the walls are straight and vertical. The fireplace in this room is a later style. It is possible that the cottage was altered and upgraded in the early 20th c Whilst some of the estate books survive1903-1910; 1911-1919 we have yet to establish any reference to this in the archive.
- Older doorway 17th C? not in original location.
- 21st Century Construction Walls
- 21st Century Construction general

Phasing Key diagram

### Significance and Needs.

This building has fabric likely to date from 17<sup>th</sup>/18<sup>th</sup> century and has some significance as a result of this. In addition, the changing pattern of occupation is evidenced from the alterations and extensions of the building over time and reflects the changing living standards and the occupation of the building.

The building has formed part of the Coryton Estate for over 3 centuries and it could provide some insight into tenant farming practice linked to the Estate. Starting as a single one-up-



one-down dwelling with large cooking hearth and bread oven, the building appears to have been extended to provide another dwelling to the right-hand side, with a separate front door indicating that this was not part of an extended family. The lean-to to the LHS, could, if we were to speculate, be characteristic of a stable/store linked to the original dwelling. These parts of the building remain in existence. There is evidence provided by the mapping of an older lean-to, running the length of the back of the building and linking the cluster of buildings to the east, that has been demolished and rebuilt in its present form. The tithe map also provides evidence to suggest two tenancies at Prestons and a suggestion that at the time of the survey there were two houses on this part of the land holding. Further research would be required to clarify this.

### **Setting and Context**

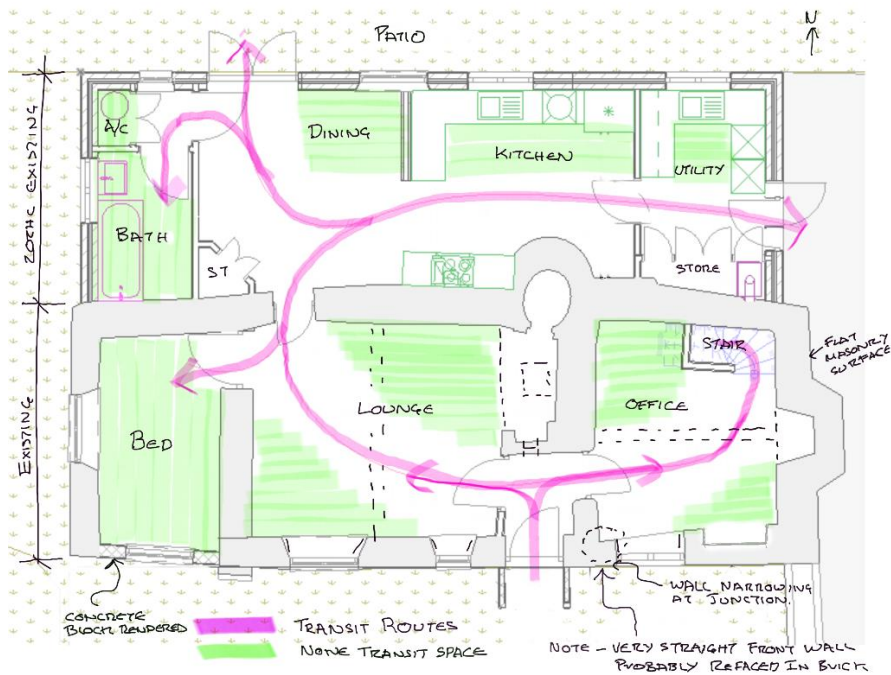
The building is an example of an estate dwelling linked to a tenanted land holding occupying a location amongst a range of buildings.

It is probable that the building in its current form came into being in the the late 1800's. However, its setting appears, from the records, to be part of a small group of buildings which have been linked to both farming and residential use for a considerable period of time.

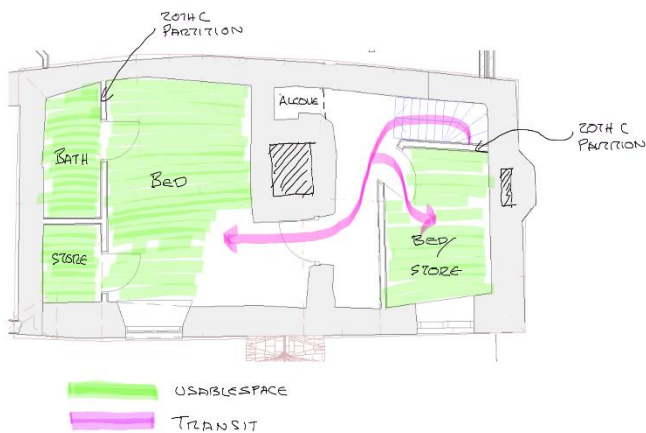
The woodland to the west of the property is retained as woodland and the fields to the rear and RHS are in cultivation. The building to the east has been rebuilt to a similar scale as to that originally in existence.

### **Need**

The building, whilst having a reasonable floor area, has restricted use in its present form. Due to the internal layout, a significant proportion of the ground floor is given over to transit routes with only the two bedrooms and the bathrooms not on a route. See diagram below. The result causes problems for the use of space. As is common, the current residents are working from home and the current layout of the building does not easily support this use. Historically the building has been associated with the management of the surrounding land with the current owners owning approximately 3 acres of pasture and 47 acres of woodland adjacent to the site. The management of the estate requires suitable space. At present most of this is being undertaken at the kitchen table, which is not ideal.



Route Diagram Existing Ground Floor



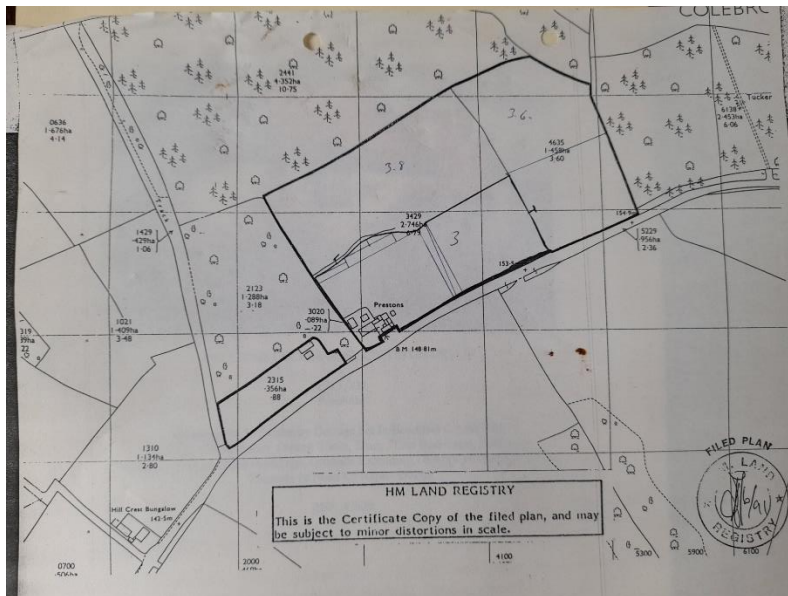
Route Diagram Existing First Floor

We recognise that the oldest parts of the building should not be altered and as such this means alterations need to be made to the existing modern new extension. As there is only a single link between the old and the new, the suggestion that this part of the building is demolished and rebuilt on the same floor plan would not change any of the issues linked to transit points, nor would this enhance the carbon footprint of the building. The carbon cost of demolition and rebuilding would be significant. Blocking any of the routes currently in place would make the building unworkable.

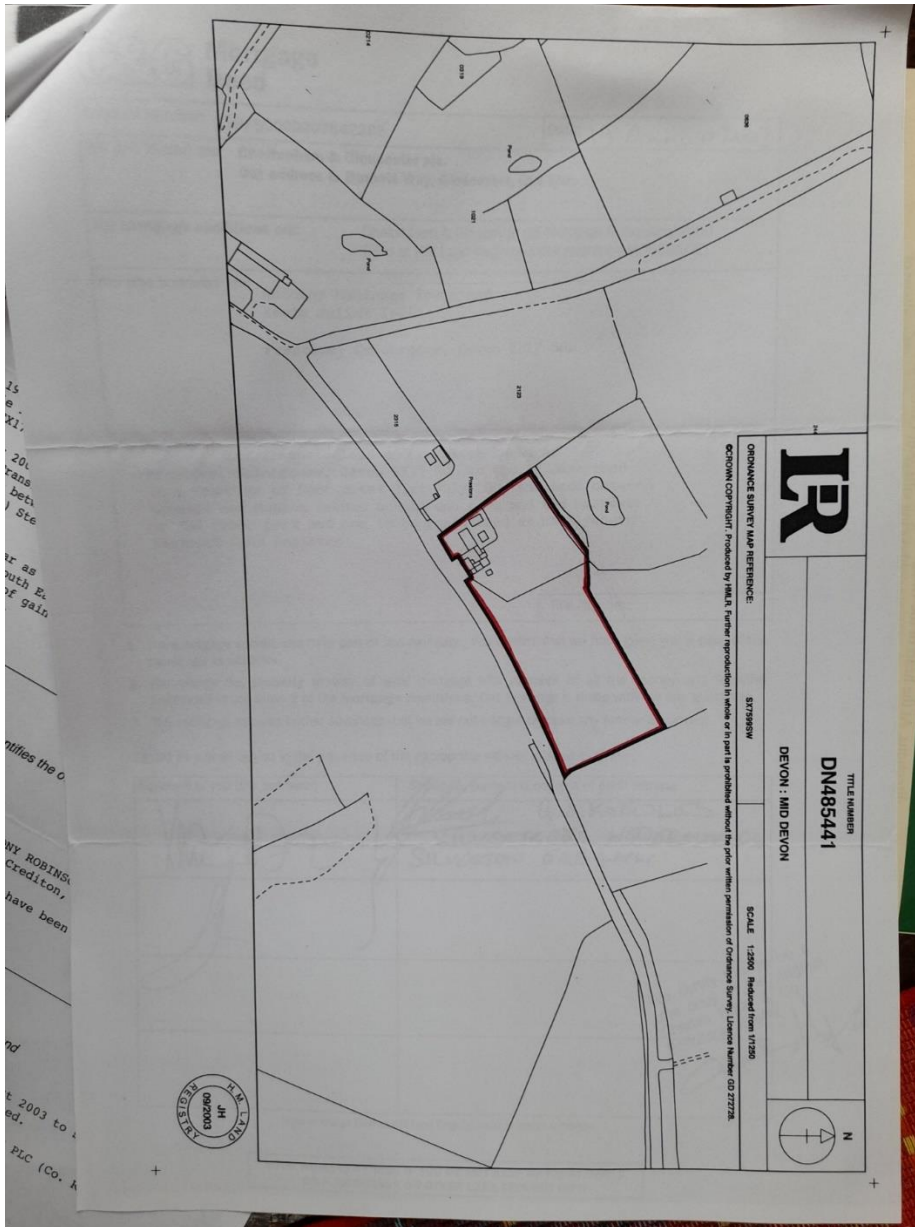
As historically there have been buildings to the rear and to the rear RHS of the building, we propose reinstating a contemporary version of these on a single storey.

We are suggesting that the existing timber shed to the north-east of the rear extension be extended to form an office and visitor bedroom. We can retain the existing form facing on to the courtyard with minimal to no impact on the setting of the building.

To the rear we propose a kitchen extension that allows us to create a larger kitchen away from the transit routes. Both these changes do not interfere with the original fabric of the building and enable the building to continue in everyday use as a functioning home linked to the adjoining land. Neither of the proposed extensions will be visible from the road, thus minimising any issues or concerns over setting, and would continue the historical changes to the rear of the building that have been seen over the years to allow the building to continue to be suitable for use.



1991 land registry plan



2003 land registry plan

The following pages show the sales details in 2003

01363 77 77 44

www.countryagents.co.uk  
143 High Street, Crediton, Devon, EX17 3DX  
e-mail: property@cleverdon-group.co.uk



**CLEVERDON'S**  
ESTATE AGENCY  
*Exclusive and rural property*



PRESTONS COLEBROOKE CREDITON DEVON

£215,000  
Freehold

Characterful 17<sup>th</sup> Century Cottage Set In Beautiful Countryside  
Kitchen, Sitting Room, Dining Room, Study, Two Bedrooms, Bathroom  
Various Barns And Out-Buildings, Grounds Extending To Approximately 3 Acres.  
Property In Need Of Improvement.

REF: C609

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#### SITUATION

Prestons is located 1 mile outside of the pretty rural village of Colebrooke. Set in the heart of the Devon countryside, this picturesque village enjoys stunning views in most directions. At the heart of the village is the historic parish church adjoining the old village square. The charming neighbouring village of Coleford lies just over half a mile to the north and boasts one of the area's most famous inns. The village of Yeoford with its railway station, post office, primary school and popular village inn is just 2 miles to the south and Copplestone with shops, inn and primary school lies 2 miles to the north.

Crediton is 8 miles distant providing all main high street facilities including banks, building societies and other professionals, and shopping facilities. The town is well supported in leisure activities including football and rugby clubs plus leisure centre with excellent indoor swimming pool.

#### THE PROPERTY

We believe that Prestons was built in the 17<sup>th</sup> Century and due to its special historical and architectural interest it has been listed Grade II. The cottage is of cob and stone construction under a thatched roof with accommodation lying over ground and first floors. It carries with it much charm and character with features such as beams, exposed stonework and solid wood floors. Prestons was formerly a working farm and the agricultural barns and shippen still remain around the central courtyard.

The accommodation comprises entrance hall, dining room, sitting room, study/<sup>3</sup><sup>rd</sup> reception, kitchen, bathroom, two bedrooms, utility room, front lawned garden, various agricultural buildings and shippen and informal grounds extending to approximately three acres.

This property is set in the heart of rural countryside and is surrounded by rolling hills, woodland and wildlife.

#### ACCOMMODATION

Through solid wood front door under thatched porch way to:

ENTRANCE HALL: Through to:

SITTING ROOM: 14'9" x 13'2"

Characterful room with solid wooden beams and lintels. Villager woodburner set in stone hearthed fireplace. Wooden window cills, quarry tiled floor. Door to:

STUDY/<sup>2</sup><sup>ND</sup> RECEPTION: 12'8" x 10'10"

High ceilinged, solid wood beams and quarry tiled floor. Door to:

KITCHEN: 20' x 7'6"

Wooden base units under marble effect rolled edged worktops, stainless steel sink and drainer, quarry tiled floor.

BATHROOM:

White suite comprising bath with shower over, low level WC, pedestal hand washbasin.

UTILITY ROOM: 10'7" x 8'7"  
Quarry tiled floor, range of wall and base units.

DINING ROOM: 12' x 7'4"  
Heavily beamed ceiling, exposed stonework, fireplace, wooden window cills. Stairs to:

FIRST FLOOR:

BEDROOM 2: 11'8" x 12'8"  
Open plan room with original solid wooden floorboards and ceiling beams. Door to:

BEDROOM 1: 19' x 13'4"  
Feature ceiling beams, original solid wood floor, loft access. Large built-in wardrobes.

OUTSIDE & GROUNDS:

To the front of the property there is off road parking for 2 vehicles, also a small lawned area. Around the central courtyard there are various agricultural buildings and shippen:-

There is a cob built DAIRY 8'9" x 6'9"

'L' shaped BARN 20'10" x 11', double height.

Stone WORKSHOP 21'3" x 11'6"

SHED 12' x 12' to the rear

Galvanised SHIPPEN 27' x 17'3" also to the rear.

Leading from this are informal grounds which extend to approximately 3 acres;

¼ acre of this is laid to various trees, plants and shrubs, with the remaining 2¾ acres currently used as pasture and grazing land.



PRICE:

For sale by Private Treaty £215,000

TENURE:

Freehold with vacant possession granted upon completion. This will not be until April of next year.

COMMENTS:

Prestons cottage benefits from an enviable position in the heart of rural Devonshire countryside. However, the property is need of improvements, including re-thatching

but this does provide an ideal opportunity to create a charming and characterful home in a peaceful location with land available for a variety of uses.

**DIRECTIONS:**

From our office proceed north on the A377 to Coplestone, turning left at the railway bridge towards Bow and Okehampton, and then first turning left for Coleford. Proceed through the village of Coleford to Colebrooke, continue straight through the village for approximately 1 mile where the property can be found on the right hand side.

**VIEWING:**

Applicants wishing to view this property should contact Cleverdons Estate Agency on 01363 77 77 44. If you are travelling some distance please contact the office to ask the availability of this property.

**MORTGAGES\* - INVESTMENTS**

If you are contemplating purchasing this home or any property in the area why not receive independent impartial advice on mortgages\* and investments from the recommended Financial Adviser of Cleverdons by contacting Kevin Mills of **SPIRE FINANCIAL SERVICES** on 01363 77 56 40 or 01363 77 77 44.

**The Personal Investment Authority does not regulate mortgages.**

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