

North Cadbury Neighbourhood Plan Heritage Assessment



on behalf of North Cadbury and Yarlinton Parish Council

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NORTH CADBURY

Key Features

The special interest of North Cadbury lies in its origins as a rural estate village (formerly Cadbury Estate) of mixed farmland demarked by ancient enclosed hedgerows with some C17 and C18 modification. On the edges are C19 historic orchards, bounded by mature hedgerows, and several farmsteads.

The orchards are a particularly strong landscape feature in terms of social history and culture as they represented an intensively productive use of land, providing cider for the labouring classes while also allowing the grazing of sheep and poultry.

There are many listed buildings but most prominent are the Church and Cadbury Court at the historic core around which development is concentrated. The southern edge of the Conservation Area is characterised by the parkland setting of the Court.

Under the ownership of Sir Archibald & Lady Langman the estate introduced scientific methods of farming in the 1930's. The Langman's prosperity, as a result of this innovation, is evident in the provision of the new village hall opposite Glebe House on Woolston Road. Although most of the other farms have been converted to residential use, Manor Farm remains the manufacturing base for renowned Montgomery Cheddar and Oglesfield cheeses.

The River Cam, which rises in Yarlington, runs along the western edge of North Cadbury and through Brookhampton. It shares its parish council with Yarlington (to the north east) and its civil parish includes the village of Galhampton (to the north), and the hamlet of Woolston (to the east).

The tithe map of 1840 includes roads which have since become footpaths.

There are three National Trails running through North Cadbury:

- Monarch's Way is the route taken by King Charles II during his escape after defeat by Cromwell in the final battle of the Civil Wars in Worcester in 1651.
- The Leland Trail runs 28 miles from Alfred's Tower on the Stourhead Estate at Penselwood to Ham Hill Country Park, one of many walks made by John Leland as Keeper of the King's libraries, the royal librarian to Henry VIII in 1543. He described features on his walks, such as the small stone bridge over the River Cam on Galhampton Lane and produced an inventory of any objects which might be of interest to the king.
- The Macmillan Way which follows bridleways and footpaths from Boston in Lincolnshire to Abbotsbury in Dorset, established in 2014.

There are many other historic rights of way in the parish; probably more of these than any other parish in Somerset.



Extract from North Cadbury Tithe Map 1840 ©Somerset Historic Environment Record.

Origins and Settlement Pattern

The Catash Inn recalls the hundred of Catash, in which Cadbury lay, and whose court met beneath a prominent ash tree beside the road from North Cadbury to Galhampton: a tree that was said c.1730 to have been replanted whenever the old one failed.

The tithe map shows how the village was concentrated around the Court on a low terrace between two water courses, the river Cam and one of its tributaries, between the low lying central plain to the west and rising scarp of the East Somerset hills. The village is open to the widening valley of the Cam to the west while encircled by low hills towards Woolston to the east and Yarlinton to the north. The ratio of buildings to open space is most apparent at the southern end of the village with the density reducing beyond the central area to the north.

The manor of North Cadbury appears in the Domesday Book of 1082 and buildings in North Cadbury are distributed across three concentrated clusters comprising:

- The mediaeval core of the village at the junction between the High Street and Woolston Road to the south including the Church, North Cadbury Court and parkland, Home Farm and Manor Farm.
- The central section of loose development with modern infill along Cary Road, and Cutty Lane including the school, Catash Inn and Wesleyan chapel of 1848, and

- The distinctly separate northern hamlet of Brookhampton and its riverside trees with two listed entries and two bridges.

The Conservation Area was extended on 11 December 2013 to include land around the school, land south of North Cadbury Court, the area around Ridgeway Farm and Brookhampton and the Appraisal has not been reviewed since this date.

Geology and Building Materials

Apart from Forest Marble which occurs in boundary walls, the use of local white lias, Doultong stone from nearby Shepton Mallet and Cary stone (a golden Oolitic limestone from Hadsden quarry) is much in evidence, either separately or in combination in this group of settlements. The village is largely of stone with varying hues and mixture of materials. Good quality Cary stone either ashlar or coursed rubble, with harder, more crystalline grey Forest Marble boundary walls. Roofs are of slate, clay plain tile and pantiles with Doultong stone mullion and transom window dressings to Cadbury Court and the Dower House with leaded lights. There is a good distribution of thatch, two mansard roofs and two brick buildings and several rendered structures, but these are the exception to natural stone.

Building Styles

North Cadbury is full of C17 and C18 century vernacular houses of local stone. Typically, buildings are of two storeys, with Cadbury Court, The Post Office and Manor Farmhouse of three storey, mostly in residential use, either set back behind boundary walls and gardens or fronting directly onto the street or perpendicular to it.

Scheduled Monuments

The closest scheduled monument, commonly known as Cadbury Castle, became a fortified hill fort between 500 and 200 BC and encloses an area of 8 hectares. It was scheduled in 1922 with multiple ramparts. The monument is in South Cadbury Parish but is dominant in views to the south. Strip lynchets (remains of early field systems) occur on the north and south but these are not visible from North Cadbury.

Notable Listed Buildings in North Cadbury

There are two Grade I listed buildings in North Cadbury, the Church, and the Court.

The church was built by Elizabeth Botreaux as a thanksgiving for the safe return of her grandson from the battle of Agincourt 1415. His eventual 'death' helmet surmounted with a griffin rampant, is displayed near the west door above but opposite the tombs of Elizabeth and William Botreaux. In 1418 the Pope gave permission for a college of seven chaplains and four clerks, one of the chaplains being in charge as rector of the college of St. Michael. The chancel is unusually tall as it was designed to house stalls for the priests of the college.

St Michael the Archangel is a large church dated 1417 with a west tower with a higher stair turret crowned by a polygonal pyramid roof, of local Lias with Doultong dressings. According to the Victoria County History the church contains the best set of early C16 bench ends in Somerset.



The Parish Church of St Michael and North Cadbury Court.

North Cadbury Court is a manor house with an impressive Elizabethan north front added by Sir Francis Hastings the Puritan writer and pamphleteer who died in 1610. It is a large mansion with an irregular earlier C16 wing. A small part of the medieval house remains at the west end of the building. The roof of the old Hall in this wing still exists.

There is one Grade II* listed building – 21 Woolston Road which is in the ownership of the Parish Council and abuts the Reading Room and the North Cadbury Village Hall.



There are 42 entries for individual or groups of buildings, unidentified monuments in the churchyard and the outer entrance drive gateway to North Cadbury Court on axis with the avenue of beech trees.



Further Grade II listed buildings belonging to North Cadbury Court include the stables of 1715 has two-light mullioned and cross windows, the Gateway to Inner Forecourt, about 48 Metres North of North Cadbury Court and the Outer Drive Entrance Gateway, about 100 Metres North of North Cadbury Court.

The stables were converted for evacuees during WW2 and the YMCA training centre during the 1950's and 60's. The contemporary bronze triptych sculpture entitled Rise, Redemption and Fall by local Galhampton artist, John Robinson, is mounted on the churchyard elevation. The two outer figures on the wall, Rise and Fall, are plastic resin as the original bronzes were stolen in 2006. Redemption the centre piece is the original bronze.



14 Cutty Lane 1732 is of rendered masonry under thatch, Orchard & Woodforde Cottages, early C19 Cary stone ashlar with slate roofs, front boundary wall and return. This was the Dower House to Cadbury Court and has subsequently been subdivided into two dwellings.



7 & 8 Woolston Road, pair of Lias stone cottages with clay tiles, 4, 5 & 6 Woolston Road, C18 row of cottages, previously rendered under thatch and 3 & 2 Woolston Road C17 detached cottages of Lias stone under double Roman tiles.



The Red House, C19 of red brick and clay tiles and The Village Stores (6 Woolston Rd) of C19 brick with render, projecting two storey bays and front boundary wall.



Manor Farmhouse, in Woolston Road is C18, and built of Cary stone with a plain tile mansard roof. Many of the outbuildings to the farm are also late C18 and of the same construction. Existing buildings at Manor Farm have been sensitively converted to provide office space.



11, 10 (attached) & 9 High Street, detached, 1733 rubble stone house under double Roman tiles & pair of C18/ C19 cottages of Lias stone cut & squared, rendered at first floor level under thatch.



Home Farmhouse, C19 of red brick and clay tiles, Dairy House C17 with Lias, Cary and Doulling stone and clay tiled roof and attached Peacock Cottage, also of stone and clay tile. Carpenters, Cary Road, C18 of Cary stone under thatch.



Ridgeway Farmhouse, C18 stone and thatch & The Laurels, C19 of Cary stone and clay tile.



The Grange (Middle North Town Farm), detached farmhouse C17, Cary & Doulling stone under clay tile roof. Brook Cottage (at one time a cider house called 'The Sun Inn') has the second largest smoking chamber in the county and historic photo of Brookhampton House (built 1775).

Other Local Buildings of Quality

There are several important local buildings, including the pub, a Victorian school, K6 telephone box, barns and sheds attached to the Old Bakery and vernacular cottages.



The Catash Inn as 1796 and K6 phone box converted to Book Swap in Cary Road.



CoE Primary School built by Henry Hall in 1873, opened in 1875. The Old Bakery, Cutty Lane, C19 cottage with 1932 pebble dashed first-floor.



The Old Rectory, HQ for 'Operation Ruthless' during WW2. In 1975 the barn and coach house were sold for conversion to dwellings, a new clergy house was provided, and the Old Rectory became a private house.



19 & 20 High Street and Hollytree on Sandbrook Lane, formerly known as Pitmans is an early C18 house with later extensions north and south.

Also worthy of mention are three other features of historic interest: Ridgeway Lane as an example of a sunken lane and also location of many badger setts.

The beautiful old stone wall along the left of Parish Hill (coming from A303); now overgrown. The old bridge on Sandbrook Lane and the one at Brookhampton.

Key Views

There are views into the area from high ground from which the tower of St Michael's Church is seen clearly seen (with the hill fort beyond to the south west) on the approach from North Town. The Leland Trail and Macmillan Way coincide at the junction of the parishes along the Cam.



View from The Grange on Cary Road © Andrew Keys-Toyer

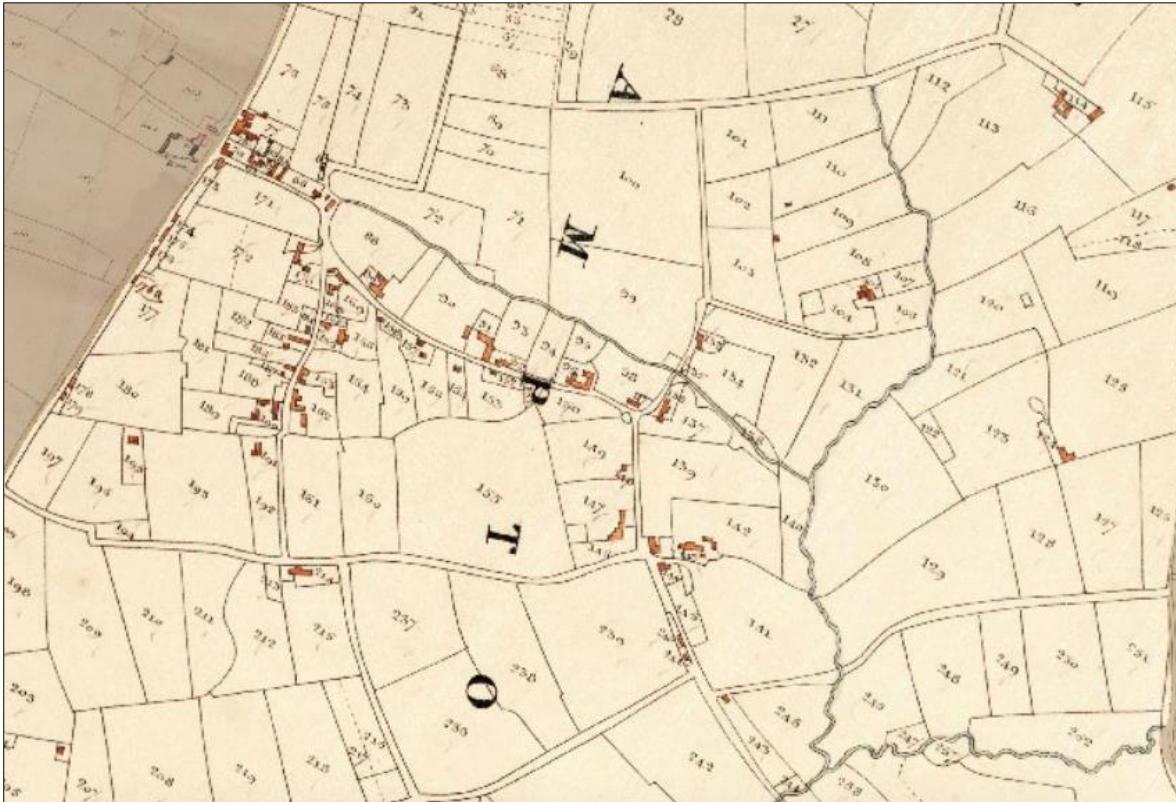


View of the Mill Stream at Hewlett's Mill © Graham Horn.

GALHAMPTON

Key Features

Galhampton (variously called Galhamptonne or Galanton), possibly meaning the village on high ground) on land to the east of the A359, has its historic core evenly distributed along Middle Street and Long Street. Interestingly Foxcombe Farm was in the adjacent parish.



Extract from Galhampton Tithe Map 1840 © Somerset Historic Environment Record.

Galhampton had its own place of worship as early as 1761 when a site adjacent to the triangle was bought for a Mission Hall for the public and religious worship of non-conformists. The 1887 church in the centre of the village was built incorporating materials from the original chapel, which later became the United Reform Church until 1970, when the two Congregational and Anglican churches agreed that the pastoral support be provided by clergy in the Camelot group of CoE parishes.

There is a straight and sunken lane running north-south, Hick's Lane, a continuation of Stoke Lane north of Yarlington Mill Farm.



Hick's Lane © Andy Keys-Toyer and © Graham Horn.

Sunken lanes are roads or tracks that are incised below the general level of the surrounding land, often by several metres. They are formed by the passage of people, vehicles and animals and the action of running water, often hundreds of years old, lined by hedgerow trees.

Origins and Settlement Pattern

Galhampton ('the settlement of the rent-paying peasants') appears in documents from 1166. Francis Rogers of Yarlington Lodge also owned the Manor of Galhampton with a considerable estate. In contrast to North Cadbury and Yarlington, Galhampton has a main road along the parish boundary and open to farmland beyond. The buildings are equally dispersed to Long Street and Middle Street but there is not clear historic core. From the tithe map there appears to be some similarity with North Cadbury in that the linear form of buildings relate to three distinct areas, those around the pub and Old Hunt Farmhouse on the A359, the cluster around the junction of the two road and the cluster of houses and farm buildings around the Manor.

Galhampton, consistent with its three neighbouring settlements, was a cider producing area and previously featured a total of five public houses plus a cider-house at various times in its recent history. Cider has been made in England since ancient times, the skills to make it brought here with the Norman invasion. The environmental conditions, the ecology and climate lends themselves so naturally to fermenting apples.

Geology and Building Materials

Local marl is found in fields north of Galhampton and the soil is a fine sandy loam supporting arable land. To the south land is chiefly laid to pasture. The local stone quarry at Hadspen supplies coursed, random rubble walling stone, local Lias, Cary stone and Bath stone. The vast majority of houses would have been roofed in combed wheat reed thatch some of which has been replaced with plain tile, double Roman pantiles and slate. Walling material is stone, rubble, coursed and dressed ashlar with brick chimneys. Agecroft is now the only thatched building in Galhampton.

Building Styles

Buildings in Galhampton are for the most part two storey with attics, typically of stone although under tile or slate roofs with brick chimneys and coped gables. Most are linear in plan, although Sandbrook Farm is double pile, and many are extended with mono-pitch lean to extensions of C19 date. Buildings are commonly set back behind gardens and stone boundary walls which are important streetscape characteristics.

Scheduled Monuments

There are no scheduled monuments in Galhampton.

Notable Listed Buildings in Galhampton

Sir Nikolaus Pevsner, in his Buildings of England Series, South & West Somerset, refers specifically to Galhampton Manor House, as one of many good houses further afield of North Cadbury, dated 1723 (five bays, two storeys). It is the only Grade II* listed building in Galhampton with Grade II listed east and south boundary walls and gateway.



The other Grade II listed buildings are located on the east side of the A359, Old Hunt Farmhouse, beside the Orchard Inn, of Cary stone, dates from C18 but was historically closely associated with Foxcombe Farm, opposite, outside the parish.



Agecroft, Marsh Lane, C17 and early C16 with early pattern diamond leaded light windows and Sandbrook Farm on Sandbrook Lane.

Other Local Buildings of Quality

Important local buildings include a variety of building types, the new village hall, church, polite houses and traditional cottages, and an Arts & Crafts country house.



Galhampton Church of 1886 and Village Hall by NVB Architects completed 2019.



Long House and K6 telephone box converted to a book swap in Middle Street.



Vine Cottage and Mancroft Farmhouse on Long Street.



Registry House and Hewlett's Mill, the grain mill in the hamlet of Galhampton on Sandbrook Lane used until WW1. Bridge Cottage is at the junction of Corkscrew Lane.



Triangle House formerly two cottages and St Gabriel's, the original Mission Hall at junction of Long Street and Frog Lane.



Manor Farm (formerly Redlands Farm) opposite Galhampton Manor on Long Street and Barrow Court © Orchard Estates Somerset 2020.

Barrow Court, on the west side of the A359, a substantial Lutyens style country residence numerous located within well maintained private grounds with mature woodland and wonderful southerly views from its elevated position.

Key Views

To the north of Galhampton are Avalon Farm and Tor View Cottage from which there are distant views of Glastonbury Tor to the north west.



Views from the Macmillan Way towards Galhampton © Andy Keys-Toyer.

YARLINGTON

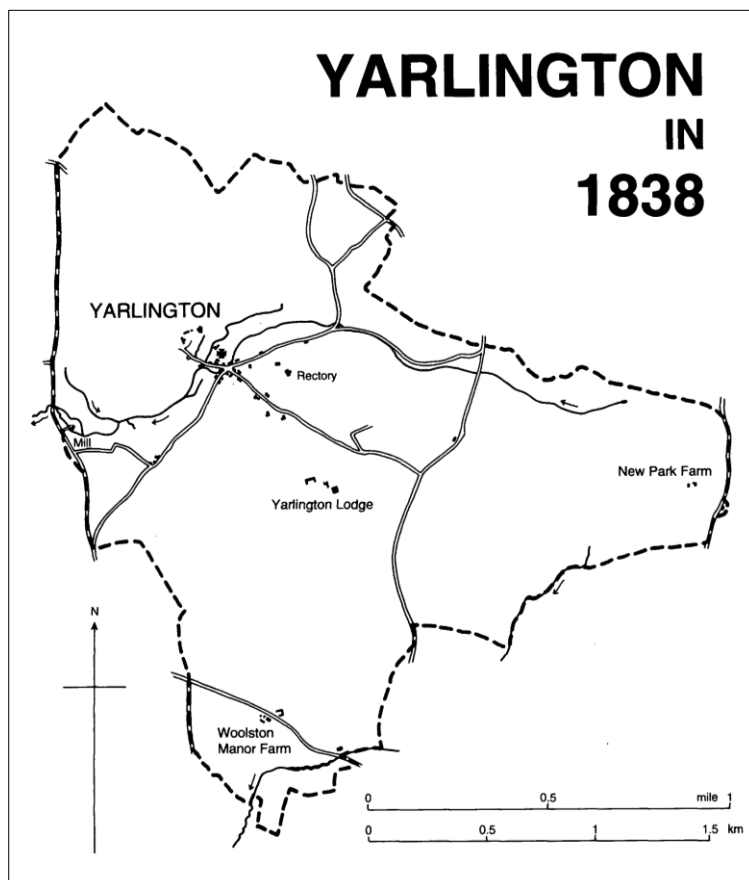
Key Features

The village of Yarlington is distributed around the tributaries of the River Cam at the junction of four lanes: Pound Road to the west, West Street to the south-west, South Street, now Lodge Hill, which links the village to the Sherborne road on the south-east, and Crocker's Hill running north-east. The parish is triangular with the River Cam cutting through the steep sided valley between God's Hill and Yarlington Sleights where the Cam rises.

St Mary's Church stands in the centre of the village, where it stood with the manor in mediaeval times. There was formerly a green south of the medieval manor house (demolished in the late C18) and the two ponds behind the Church and in front of Manor Farm are remnants of a succession of fish ponds and possibly remnants of the earlier moat, fed from tributaries of the Cam.

There are a series of mediaeval lynchets on the west side of God's Hill although Yarlington dates from the time of the Norman Conquest when the settlement was known as 'Gerlingtun'.

To the north is open countryside which reveals evidence of farming practice of the middle ages. According to Liz Copas (*Somerset Pomona who produces Cider Brandy*), the Yarlington Mill cider apple was discovered by Mr Bartlett, the miller, born in 1898, as a 'gribble' growing out of the wall by the water wheel of the mill. This variety of fruit was subsequently distributed and planted in many other cider making orchards.



Map extract from the Victoria County History.

Origins and Settlement Pattern

It is a tiny dairy farming hamlet, of mellow Ham stone, tucked away in a valley on a lane hidden in the hills between Castle Cary and Wincanton, near the source of the River Cam. The village gives its name to the famous Yarlington Mill cider apple and is surrounded by ancient cider orchards.

The manor was settled by Henry VIII on his last wife, Katherine Parr, and it was held by a branch of the Berkeleys of Bruton from 1592 until their descendant Lord Carmarthen, sold it to John Rogers in 1782. Rogers Built Yarlington House to the south of the village, at which George III is reported to have exclaimed 'a bold man, a bold man to have built a house there' owing to its proximity to the watercourse.

Around the church and Manor Farm are traces of a moat, possibly the remnants of Simon de Montague's defences of 1313. Remains of the 'Great House', which was reputedly picturesque and damp, existed behind the church in 1838. At this time Yarlington had its own school and the schoolhouse was occupied by the Rev'd RG Rogers.

The village extends to Woolston Manor Farm in the valley on the southern boundary and a scatter of farms and cottages near the principal roads in the east of the parish. Most of the current houses date from the C18 and C19 and appear on the Tithe Map.

A mill was recorded in 1592, near Stoke Lane in the east of the parish. It was probably in use in 1746 and had a small farm attached in the C19. Milling ceased shortly after 1906. A mill was recorded in near Stoke Lane, which is east of the village, in 1086. The present mill probably dates 1561-69.

Geology and Building Materials

Most of the lower ground is composed of Midford Sands and the higher land of Inferior Oolite limestone, but in the east, there are thin north-south bands of Fuller's Earth and Fuller's Earth rock. There is a good variety of materials, houses, generally are of local stone with slate and plain clay tile roofs. Yarlington House is the only brick building, Woolston Manor Farm is rendered and lined to resemble ashlar and Middle Farm which is roughcast rendered. Only one house Pin Lane Cottage remains thatched with a thatched porch.

Building Styles

The buildings are typically two storey and either directly fronting onto the street either gable end on or eaves on or set back in their own parkland or garden. Houses are concentrated around the cross-roads with C20 houses on the approach from the west and a wide variety of materials are evident including render, pebbledash and horizontal timber boarding. There is one contemporary single storey building on Pound Lane by an international architect constructed from local stone with a parapet concealing a green roof. Rose Cottage and Woolston Manor Farm are set back from the road behind decorative iron railings, but most buildings are set behind Forest Marble boundary walls. Some buildings including Middle Farm and Hill Cottage are eaves onto the road.



Extract from Yarlington Tithe Map 1840 © Somerset Historic Environment Record.

Scheduled Monuments

There are no scheduled monuments in Yarlington.

Notable Listed Buildings in Yarlington

There are 9 Grade II listed building entries in total in Yarlington which include 3 table tombs in the churchyard.



The Church of St Mary is Grade II* listed, with a Perpendicular south tower, not in the usual porch position faces the Stags Head Inn. The rest of the church was mostly rebuilt (in a coarse

geometrical style) by J A Reeve in 1878. The War Memorial in St Mary's Churchyard is Grade II but the chancel was rebuilt in 1822 and the rest in 1870



Yarlington House Grade II* and Yarlington Lodge Grade II, photographs © The Emily Estate. Yarlington House is of red brick and slate, Grade II* listed of 1782, standing on the former common south of the village. A park was laid out to the south and east and several plantations created to shelter it. The C18 Douling stone gates 7m away from the house are also Grade II listed. Yarlington Lodge, formerly The Rectory on Crocker's Hill, existed at the time of the Tithe Map 1850 and is of Cary stone ashlar under a slate roof.



The following houses are all Grade II listed and include Woolston Manor Farm (© Mike Searle), dated 1838 is a large villa, rendered and lined out to resemble ashlar under a slate roof and includes a listed front boundary wall and wrought iron railings. The current house replaced an earlier manor house, built further back from the road.



Pin Lane Cottage on Crocker's Hill, 1800 of Cary rubble stone, thatched. Corner Cottage on Queen Street 10m south east of Stags Head Inn, C18 of Cary roughly coursed rubble under plain clay tiles. Middle Farm, late C18 semi-detached farmhouse, undulating rendered masonry under plain clay tiled roof.

Other Local Buildings of Quality

The important local buildings in the village include the mill, the pub and several modest vernacular cottages and a pair of C20 buildings.



Brookside Cottage and Manor Farm with the remnants of the moat in the foreground. The farmhouse is reputedly built from the stables of the manor house and rebuilt in 1875.



K6 telephone box with defibrillator, early C19 Rose Cottage on the triangle and the Stags Head Inn, which opened as a pub in 1850 in cottage on the village green.



Well Cottage, stone under tiled roof and pair of semi-detached 1930's houses, pebble dashed first floor above stone on Crocker's Hill. Hill Cottage, pebble dashed C19 cottage with outbuildings on West Street.



Yarlington Mill Farm from a distance © Andrew Keys-Toyer and Eastwood Farm and Eastwood Farm © Shaun Ferguson on Cattle Hill.

Key Views



Hillside from West Street © Shaun Ferguson and Cattle Hill © David Howard



Views of God's Hill top and Yarlington Sleights below © Andrew Keys-Toyer.



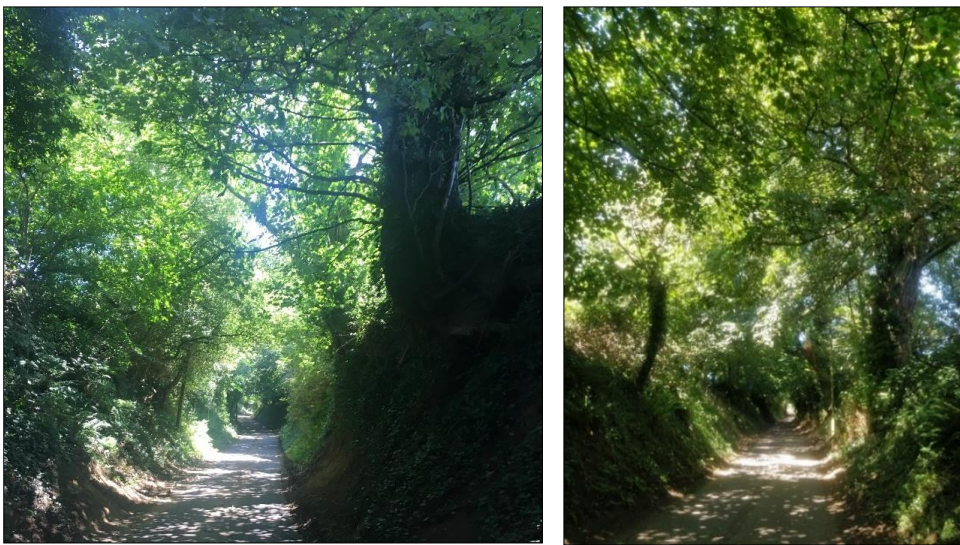
Woolston

Key Features

Woolston was in the late C19 a hamlet of farms and smallholdings with 9 farms with 286 acres between them. Now its scale is much reduced, with less working farms and a deserted settlement referred to as Lower Woolston, as mentioned in the archaeological fieldwork of Richard Tabor.

Woolston has a Conservation Area which was designated on 27 July 1981, but no Conservation Area appraisal exists, and the area has not been reviewed since its designation.

Its special interest lies in its sunken lane, similar to Galhampton which extends along Stoke Lane and Dodinall House Road before plunging down to Woolston Manor Farm house.



Sunken lane from both approaches.

In Records of Yarlington by TE Roger, in 1902, Woolston is described as 'a hamlet 1 mile east, noted for cider.' Its origins lie in it being a farming community and with orchards producing pear and cider apples, latterly supplying Showerings in Shepton Mallet. It also had a mediaeval settlement with fields and enclosures, sunken lanes, 5 Grade II listed buildings and an equal number of important local buildings.

There is a suggestion that the remains of stone walls in the farmyard of Lower Woolston Farm may be attributed to the existence of an early church or chapel.

Origins and Settlement Pattern

Woolston (Wulf's settlement'), a hamlet to the east of North Cadbury, and south west of Yarlington comprised the holdings of at least three land owners in 1066 and recorded in the Domesday Book as Ufetone, in the hundred of Bruton, which is very unusual for a parish to be divided in this way. Woolston was an ancient freehold, described in the early C17 as Great Woolston alias Woolston Gyon, there being Gyons living in the area in the C17.

Latterly Woolstone, Woodston or Wolston, the settlement was a thriving flax growing area in the late C18. On the Tithe Map Lower Woolston mediaeval settlement is in Yarlington parish and the land which abuts it belongs to Lower Woolston Farm.



Extract from Woolston Tithe Map 1840 © Somerset Historic Environment Record.

Geology and Building Materials

Light and dark blue marl naturally occurs at Woolston otherwise the geology is similar to North Cadbury, Galhampton and Yarlinton. There is a greater proportion of thatched buildings in Woolston compared to the other three settlements.

Buildings are of cob, stone, coursed rubble or square cut Cary stone under thatch, slate, and plain tiled roofs, mostly with casement windows under timber lintels. Porches of thatch, slate and copper (at Elm Tree Cottage which is also rendered). Ferngrove Farm has traditional sliding sash windows which are uncharacteristic of the area.

Building Styles

The houses are generally of two storeys, but Higher Farm has an attic floor with windows fronting Dodinal House Road. The majority of houses are set back from Woolston Road behind front gardens and are eaves onto the street, although the cottages and smallholdings on the lane below Woolston Road are built hard onto the lane and this plunges down and emerges as the eastern boundary to the parish. One of the important characteristics of this area is the survival of at least one cob building, identifiable from the appearance of battered walling, rendered as can be seen at Elm Tree Cottage.

Scheduled Monuments

There is one monument in the Neighbourhood Plan area (Lower Woolston medieval settlement), scheduled in December 1977 which spans the parishes of North Cadbury and Yarlington between Thackeston Cottage and Lower Woolston Farm. Documentary evidence indicates that this mediaeval settlement was independent of the manor of Yarlington, sloping from the higher ground on the north west to the lower ground adjacent to a tributary of the River Cam to the south east. The settlement is also mentioned in 14th century documents. Earthworks show the site of houses, areas of mediaeval agriculture and water management features which take advantage of overspill from the river. The site is mentioned in documents from the C14.

Notable Listed Buildings in Woolston

There are 5 listed building entries in the hamlet of Woolston since Woolston Manor Farm is in Yarlington parish and an equal number of important local buildings.



Elm Tree Cottage built 1725, rendered and thatched and Camelot Cottage C18, Cary rubble stone under thatch. A cob cottage formerly occupied the space between the two listed buildings.



Old Manor Farmhouse dated 1770 (formerly 3 cottages which housed The Stores) of local rubble stone and thatch.



Hill Ash Farm dates from 1766 of square cut Cary stone under thatch, previously associated with the property opposite. Higher Farm a double pile houses of C17 & C18 built local stone, unchanged since 1900, with outbuildings of coursed stone under Welsh slate.

Other Local Buildings of Quality



Horseshoe Villas of 1846 and adjacent Horseshoe Cottage (formerly 3 cottages).



Woolston House, a 'Genteel Country Residence', with its former stables and coach house behind high boundary walls and gates onto Woolston Road. Gate and gate piers to Woolston House concealed by vegetation on Dodinall House Road.



Woolston Farm (previously part of the Askew Estate in 1839) of local rubble stone under plain clay tiles and Bridgwater double Romans. Ferngrove Farm a C19 villa with stone dressings on Ferngrove Lane (previously Verngrove), was occupied by prize medal cider growers.



Thackeston Cottage of squared cut lias with a hipped roof of clay tile roof and overhanging eaves and a squinch (for carts to turn). Lower Woolston Farm incorporates remnants of the earlier chapel on this site, in the stone around the door and sitting room fireplace. The roof has been rased to accommodate space in the attic

Key Views

Views across rolling farmland towards Lower Woolston medieval settlement from the south eastern approach into the hamlet with Woolston Manor Farm on the roadside.



Kim Sankey RIBA, Architect & Historic Building Consultant 04.09.20

