

HAYNE FARM, NEWTON ST CYRES

By Isobel Hepworth

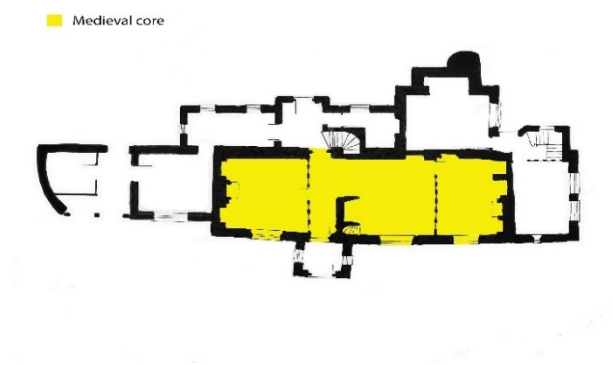


I have lived at Hayne for forty years: it lies over the ridge at the top of Sandown Lane. The name Hayne is commonly found in various forms in Devon; it means a field or enclosure, so it denotes a farmstead. There can be confusion, especially as Hayne Barton is just across the Creedy River. Hayne Farm was sometimes, we think, called Higher Hayne, to distinguish it from Hayne Barton, but could be called Hayne Barton as well.



Houses in the past were built in the most favourable locations possible and Hayne faces south for the light and warmth. It was placed near enough to the crest of the ridge to be clear of flooding and yet be reasonably sheltered. It is on the junction of the heavy clay soils known as the Culm Measures, and the better more free-draining red soil to the north. At the junction of these two soils spring water is found; older houses such as Hayne and Coldharbour are often found on spring lines.

Construction and building history



Hayne was built at some time in the mid to late fifteenth century. It was first built as an open hall house with an oak cruck frame providing three bays. The original part of the house can be seen marked on the floor plan. It would have been open to the thatched roof with a central hearth, the smoke percolating through the thatch, blackening it and the timber structure of the roof. Until 1994 areas of the thatch remained that were smoke blackened from the medieval fires.

By the early sixteenth century two oak post and muntin screens were constructed, to provide some privacy and additional accommodation at first floor level on the two end bays. The larger middle bay would have remained open until the middle of the sixteenth century when a large volcanic stone chimney stack was built in the hall with a brick or cloam oven set into the stonework. The hall would have been ceiled in the seventeenth century by a chamfered beam with scroll stops, which runs from the east screen to the chimney stack. Over the next four centuries the farmhouse was altered internally and extended outside, with more barns and other buildings erected in the curtilage.

Doubtless in early times there were temporary huts and cob buildings for livestock and crops, but there is no trace of these. There are now buildings from the period of High Victorian farming, when stone and cob barns were built to form a large courtyard and to house machinery to process and store animal fodder and food for the inhabitants.

We bought Hayne in 1983 from the Quicke Estate. It had been tenanted in various forms for many years, and like many old houses it had been altered to suit mid twentieth century tastes and usage. The thatch had been covered with corrugated asbestos and the chimney place and passage screens were hidden beneath lath and plaster. The building was unlisted and it was only when we had uncovered the various original features, and architects' drawings were prepared revealing the original floor plan, that we brought it to the attention of the Conservation Officer. The property was then listed and the alterations that we made had to be approved with Listed Building Consent. The outbuildings were also falling into disrepair

as the economics of farming had changed so much since they were built. In 1985 the house was Grade II* listed. For the next few years we did work to the barns, making two into houses and repairing the ones behind the house for use as offices, storage and gallery.



In February 1994 a severe fire gutted the farmhouse. It was caused by 'the ancient nature of the building' according to the Fire Officer's Report. Fortunately no one was injured, but there was a great loss of possessions, both valuable and sentimental. It is worth remembering that this was not an uncommon experience for people in the past and would have been just as distressing for them. We made the decision to rebuild and to keep as much of the character of the house as possible. The lower part of the cruck structure was saved and also the screens we had reinstated. One of the harder choices we had to make was the decision to re-thatch. We moved back in in the summer of 1995. At that point we also did more work to form a garden, planting hedges and trees and making lawns.

Ownership and Occupancy

The Domesday entry for *Niwetone* (Newton St Cyres) does not detail separate houses and owners, so there is no information about the farm at this early date of 1086.

The next records for the village are from the 1407/8 Rental of Devon Manors held by Plympton Priory: it was the second wealthiest monastic house in Devon, after Tavistock. The Rental has some detail about the village and farms and so we know four names from this date: William Squyer and John Prudham were the existing tenants, William Wyott and Thomas Sex had formerly been tenants. All these tenants owed rent – William Squyer paid 8d per annum for *Hayneclyf*. Whether or not these men were operating from a building on the present site we do not know, but if so it would have been an earlier structure than the present one.

Plympton Priory closed in 1539 at the Dissolution and the lands were granted or sold. From then on the farms were let out on various terms to tenants. The ownership of Newton St Cyres parish was shared by the Quicke family, the Church and the Northcote family, but the Quicke's bought the Northcote's share two centuries later in 1759/60.

By the time of the Hearth Tax record of *Newton St Scirus* of 1662, 1664 or 1674 (date uncertain) the house was already two centuries old and it would have had its chimney. 247

hearths are recorded in Newton St Cyres, and of these 19 belonged to Sir John Northcott and 15 to John Quicke Esq. Unfortunately, the names are not linked to properties. However, a reasonable guess for Hayne Farm is Henry Ellis, with 4 hearths; the number of hearths would fit and the name crops up in the future.

It is 140 years before another name is recorded for the tenancy at Hayne. A 1782 map of the 'Tin Lode', which ran south of the house, shows the field owners as Henry Ellis, William Conche and William Cade. They all had fields bordering Whitestone Road, which is now called Tinpit Lane. Nineteen years later, Trewman's Exeter Flying Post of May 14th 1801, had an advertisement to let for 14 years '*High Hayne situate in the Parish of Newton St Cyres containing 101 acres of Land now in the Occupation of William Cade*'. It is likely that William Cade had been the tenant of Hayne for the twenty years previously.

In 1832, the Register of Electors records the name of Henry Ellis. Given that 50 years had elapsed since this name appeared on the tin lode map, it was probably his son or grandson as names were very usually repeated down through the family. This Henry Ellis is on a list of voters in Newton St Cyres who had pledged to return Sir Thomas Dyke Acland on 25th October to represent *the Northern Division of the County of Devon*. The Register does not say that Henry Ellis was a tenant at Hayne in 1832, but eleven years later he was. The 1843 Tithe Map names Henry Ellis as a tenant of J Quicke Esq.

By the second half of the nineteenth century there are many more sources of information. Trade directories such as Kellys (1830s) and Whites (1820s) list names, addresses and occupations. The first Census was taken in 1801. From 1841 onwards they became much more detailed, listing occupation, age and status. The Electoral Roll lists everyone entitled to the vote. These three sources show who lived at Hayne Farm from 1851 onwards.

Taking the roughly 170 years from 1782 when Henry Ellis is first mentioned, to 1958, two families lived at Hayne, the Ellises and the Berrys. I think they must have held three life tenancies. Joseph Ellis was the last of his family to be at Hayne, recorded in 1878, but by 1889 George Berry and his family were living there and Joseph Ellis had moved to Smallbrook. George Berry had previously farmed at Bodleys, just over the hill to the south.

After 1958 Hayne was not farmed by tenants but by the Quickes. The house was used for farm workers. The Electoral Register shows that in 1962 it was Michael and Elizabeth Dorman lived there and from 1966 to 1979 Sydney and Phyllis Skinner.

For the four hundred plus years since the Dissolution of the Monasteries, Hayne had been owned by the Northcott family and then the Quicke family and let to tenants. In 1983 it was sold, and bought by Gordon and Isobel Hepworth, who have lived there since 1985.

Land Use – Farming and Mining

Hayne would have been in traditional mixed use, with the better land growing crops for fodder and subsistence, and the heavier land used for pasture. The crops grown would have

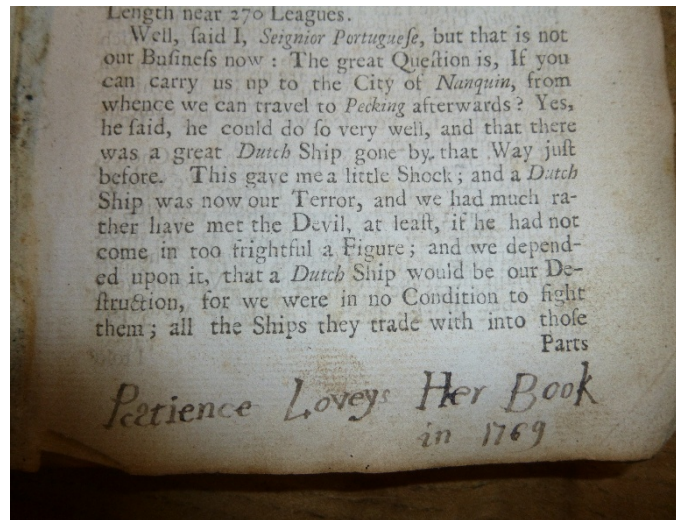
changed as farming changed and developed over time. There are no specific records of what was grown until some clues from the tithe map of 1843. These maps were detailed, listing all the fields and often their usage. At Hayne in 1843, Henry Ellis was farming areas with names indicating marsh, garden, orchard, meadow, copse and flooder. A large cider press was built to process the orchard apples into cider and it is still in situ.



However, also marked on the map were Manganese Floors (1019), Manganese Works (920) and Black Pit Field (919). In 1710 manganese had been discovered at Upton Pyne and mining it became a considerable industry in the area. In 1795, inspection of new pits at Newton St Cyres showed ore to be at 4 – 12 feet from the surface. The mines and adits at Newton St Cyres were made along the lode at Hayne and Ford, but little trace of the industry survives on the surface although the tithe map clearly shows buildings and names the working floors. By the 1850s the mines were struggling to make a profit as prices fell. By the 1870s they were uneconomic and the industry ceased. However, the shafts and adits remained, and some collapsed in the following years. In 1923 the Berry family filled a shaft that opened up at Ford Farm, and in 1929 a huge cave-in happened in Priest Park, Hayne, (921) which reportedly could have taken 2 or 3 horses and carts. In the 1920s a shaft opened up in Rose Field, Hayne, which was 70 feet deep. A concrete platform was inserted 25 feet down in the shaft.

A final story

In the rubble by the chimney a very dilapidated leather bound copy of Robinson Crusoe was found by the builders in 1984. It had been annotated and inscribed, with names, comments and figures. Robinson Crusoe was first published in 1719. This was a second edition, also dated 1719, of the Farther Adventures, a sequel published that same year.



Seven different people had inscribed their names, but one of them, Patience Loveys did so 8 times. We do not know anything about her, or if she lived at Hayne or how the book found its way into the rubble, but we can imagine her reading this book and then inscribing her name, in 1768 and 1769.

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