

DOCCOMBE MANOR ESTATE SALE 1921

Source: DRO: S.H. Neck & Co.. **4930 B/E/M/34** 1921 Sale particulars. **4930 B/E/M/35** 1921 Plan of the Doccombe Manor Estate)

Auctioneers: Messrs. Callaway & Co., 5, George St., Plymouth in conjunction with Messrs. J. Hellier & Son of Dunsford

Solicitors: Messrs. Friend & Tarbet, Castle St., Exeter

Summary: The estate was put up for sale by auction on March 14th 1921 at the Rougemont Hotel, Exeter. It comprised 7 farms, 12 cottages, allotments, woodlands, fishing rights and inappropriate tithes, extending to a total area of 1,350 acres. The whole estate (except the woods and marsh) was let on yearly Michaelmas tenancies. The sale did not include Ducksmoor or Mardon Down

LOT 1: GREAT DOCCOMBE FARM

- *Area:* 232 acres 1 rood 28 perches. Mixture of arable, pasture & rough pasture. Together with grazing & sporting rights on Mardon Down.
- *Rent:* £165.5s.0d p.a.
- *Tenant:* A.E. French
- *Rectorial Tithe:* £24.0s.9d.
- *Land Tax:* Redeemed
- *House:* Stone built & slate roof. 2 sitting rooms, kitchen, dairy, storeroom, 5 bedrooms
- *Cottage:* Stone built & slate roof. Kitchen, back kitchen, woodhouse, 4 bedrooms {*i.e. Broomhill Bath now known as Little Doccombe*}
- *Farm buildings:* 4-stall stable, 3 calf boxes, 3 piggeries, barn, cow shippen tie up 10 with loft over, cart sheds, root shed, open bullock sheds, cider house, store with corn chamber over, cart linhay, calf boxes, trap house & store shed. In Ordnance No. 550. Spacious Barn.

LOT 2: SOUTH KINGWELL

- *Area:* 132 acres 0 roods 27 perches. Mixture of arable, pasture & rough pasture. Together with grazing & sporting rights on Mardon Down.
- *Rent:* £90 p.a.
- *Tenant:* J. Wotton
- *Rectorial Tithe:* £12.10s.6d
- *Land Tax:* Redeemed

- *House:* Stone built & slate roof. Sitting room, kitchen, back kitchen, dairy, 5 bedrooms.
- *Farm buildings:* Calf box, fowl house, shippen tie 6 with barn over, cider house, 3 piggeries with granary over, stabling for 6 with loft over, 3 calf boxes, root house & trap house.

LOT 3: NORTH KINGWELL

- *Area:* 66 acres 0 roods 33 perches. Mixture of arable, pasture & small rough pasture. Together with grazing & sporting rights on Mardon Down
- *Rent:* £55 p.a.
- *Tenant:* J. Wotton
- *Rectorial Tithe:* £6.15s.3d.
- *Land Tax:* Redeemed
- *House:* Stone built & thatch roof. Passage, sitting room, kitchen, large landing, 2 bedrooms.
- *Farm buildings:* Yearling's house for 7, root shed, shippen tie 4, barn & granary.

LOT 4: LEIGN FARM

- *Area:* 157 acres 3 roods 26 perches. Mixture of arable, pasture, rough pasture, orchard, coppice, brake & woodcock wood. Together with grazing & sporting rights on Mardon Down
- *Rent:* £110 p.a.
- *Tenant:* C. & A. Edwards
- *Rectorial Tithe:* £14.8s.11d.
- *Land Tax:* Redeemed
- *House:* Stone built & slate roof. Entrance hall, drawing room, dining room, kitchen with range, dairy, larder, 5 bedrooms.
- *Farm buildings:* Barn with part wood & part cement floor, 4-stall stable with loft, shippen & pound house with loft, root house & 2 calves' houses, piggery, tie-up shippen for 3 with loft, cattle shed & tie-up shippen for 4 with loft, cart shed, root house & potato house, implement shed, trap house, wood house.

LOT 5: COSSICK FARM

- *Area:* 153 acres 0 roods 33 perches. Mixture of arable, pasture & small rough pasture. Together with grazing & sporting rights on Mardon Down
- *Rent:* £77.10s.0d p.a.
- *Tenant:* C.H. Dicker
- *Rectorial Tithe:* £10.13s.11d.
- *Land Tax:* Redeemed

- *House:* Stone built & thatch roof. Sitting room, kitchen, dairy, 5 bedrooms.
- *Farm buildings:* Cider house, yearling's house, shippen 5 tie, root house, 2-stall stable, barn, bullock's shed for 6, cow house for 2, calf box, implement shed & potato house with loft over all, piggeries & fowl house.

LOT 6: SMALLRIDGE FARM

- *Area:* 131 acres 3 roods 28 perches. Mixture of arable, pasture, rough pasture, brake & coppice. Together with grazing & sporting rights on Mardon Down
- *Rent:* £60 p.a.
- *Tenant:* Mr. {S} Hill
- *Rectorial Tithe:* £8.12s.10d.
- *Land Tax:* Redeemed
- *House:* Stone built & thatch roof. Sitting room, kitchen, back kitchen with furnace, dairy, 3 bedrooms, boxroom, apple room.
- *Farm buildings:* Barn, 2-tie-up shippens for 7 & 10 with loft over, round house, 4-stall stable with loft over, cart shed with granary over, trap house, implement shed, calves' houses, piggery & fowls house.
- *Sold subject to:* Right of way over the roads, Ord. No. 421 & along southern end of Ord. No. 413 in favour of Lot 15. Right of way over the northern portions of Ord. No. 369 in favour of Lot 14.

LOT 7: STACOMBE FARM

- *Area:* 103 acres 1 rood 29 perches. Arable, pasture, rough pasture, orchard & coppice. Together with grazing & sporting rights on Mardon Down
- *Rent:* £68 p.a.
- *Tenant:* J. Wotton
- *Rectorial Tithe:* £7.19s.5d.
- *Land Tax:* Redeemed
- *House:* Stone built & thatch roof. Sitting room, kitchen with range, back kitchen, dairy, landing, 3 bedrooms.
- *Farm buildings:* Barn with wood & cement floor, tie-up shippens for 7 with granary over, tie-up shippen for 10 with loft, 3-stall stable with loft, cart shed, wood house, piggery.

LOT 8: COTTAGE & GARDEN (NOW POST-OFFICE COTTAGE)

- *Area:* 32 perches situated at Ord. No. 547 Pt. on plan
- *Rent:* £4.10s pa.
- *Tenant:* T. Brown

- *Rectorial Tithe:* None paid
- *Land Tax:* Not mentioned
- *House:* Stone built & slate roofed. Kitchen, back kitchen, coal house, 2 bedrooms.
- *Buildings:* Wood house, fowl's house. earth closet.

LOT 9: 4 COTTAGES & GARDEN (NOW SPRINGWOOD)

- *Area:* 1 rood & 21 perches situated at Ord. No. 576 Pt. on plan
- *Rent:* £12.8s p.a. apportioned
- *Tenant:* Mrs Collins, Mr Aggett & Mr Hext
- *Rectorial Tithe:* None paid
- *Land Tax:* Not mentioned
- *Houses:* Stone built & thatch roofed. Each contains kitchen, 1 bedroom.
- *Buildings:* 4 wood houses, earth closet.

LOT 10: 3 COTTAGES & GARDENS (NOW KNAPHOLE FARM)

- *Area:* 1 rood 8 perches situated at Ord. No. 549 Pt. on plan
- *Rent:* Not given.
- *Tenant:* Mr. Whitlock, Mr Lord & 1 unoccupied.
- *Rectorial Tithe:* None paid
- *Land Tax:* Redeemed
- *Houses:* Stone built & covered partly with slate, partly with thatch. Mr Whitlock's has kitchen & 2 bedrooms. Mr Lord's has kitchen, back kitchen & 2 bedrooms. Unoccupied cottage has kitchen & 1 bedroom.
- *Buildings:* Wood shed, piggery. earth closet.

LOT 11: HOUSE, OUTBUILDINGS & GARDEN (NOW MANOR COTTAGE)

- *Area:* 1 rood 15 perches formerly known as *Gregory's Arms [pub]*.
- *Rent:* £12 p.a.
- *Tenant:* W.H. Medlin
- *Rectorial Tithe:* None paid
- *Land Tax:* Not mentioned
- *House:* Stone built & slate roofed. Sitting room, kitchen with range, back kitchen, 2 cellars, 5 bedrooms
- *Buildings:* 2-stall stable, wash house, trap house, earth closet.

LOT 12: 3 COTTAGES & GARDENS (NOW MEADOW, ROCKVALE & NORTH DOCCOMBE THATCH COTTAGES)

- *Area:* 1 acre 0 roods 13 perches situated at Ord. No. 546 Pt. on plan

- *Rent:* £15.15s p.a. apportioned.
- *Tenant:* J. Beer (£5.10s), J. Moore (£5.10s) & J. Pearce (£4.15s).
- *Rectorial Tithe:* None paid
- *Land Tax:* Not mentioned
- *Houses:* Mr Beer's & Mr Moore's each are stone built & slate roofed with sitting room, kitchen, back kitchen, 3 bedrooms {i.e. *Rockvale & Meadow*}. Mr Pearce's is built of stone, cob & thatch with kitchen, back kitchen & 3 bedrooms {i.e. *NT*}.
- *Buildings:* 3 Wood sheds with lofts, earth closet.

LOT 13: ALLOTMENT GARDENS (NOW A FIELD OPPOSITE SPRINGWOOD COTTAGES)

- *Area:* 1 acre 1 rood 34 perches situated at Ord. No. 579 Pt. on plan
- *Rent:* £2 p.a. apportioned.
- *Tenant:* Mrs Collins, Mr Aggett & Mr Hext (see Lot 9)
- *Rectorial Tithe:* £0.4s.0d.
- *Land Tax:* Not mentioned.
- *House:* None.
- *Buildings:* None.

LOT 14: COLERIDGE WOOD

- *Area:* 33 acres 1 rood 12 perches situated adjoining & to north of Smallridge Farm at Ord. No. 370 Pt. on plan
- *Rent:* .None given
- *Tenant:* None given
- *Rectorial Tithe:* £1.10s.0d.
- *Land Tax:* Not mentioned.
- *House:* None.
- *Buildings:* None.
- *Sold with benefit of:* Right of way over northern portion of Ord. No. 369 in Lot 6.

LOT 15: ST. THOMAS CLEAVE WOODS & VALUABLE PASTURE LAND

Area: 70 acres 3 roods 6 perches situated adjoining Smallridge Farm & River Teign. Mixture of wood (c. 63 acres) & pasture (c. 7 acres) together with fishing rights in River Teign adjoining.

Rent: £2 p.a. apportioned.

Tenant: None given.

Rectorial Tithe: £7.2s.1d.

Land Tax: None given.

House: None.

Buildings: None.

Sold with benefit of: Right of way over the road Ord. No. 421 & southern portion of Ord. No. 413 in Lot 6.

LOT 16: IMPROPRIATE TITHE

Chargeable on following lands in Parish of Dunsford. Amounting altogether to £53.5s.3d & according to present averages of the annual value of £58.3s.6d.

NAME	PROPERTY	SUMS APPORTIONED		
		£	s	d
T.Gray	North & South Halstow	9	19	0
Whitton & Laing	Horridge, Kettlehouse	2	13	8
A. Anstey	Darnaford Farm	2	17	0
Dr. Glover (per Calloway & Co.)	Storridge Farm	4	16	6
E.May	Farrant's Farm	8	5	0
E.C.A. Byrom	Horrowmore Farm	2	12	0
	Britton	2	8	6
	Mayne & part North	3	11	3
	Cotley	1	14	9
	Crewshouse	2	2	6
	North Mid-Winter Part North Cotley	1	10	3
R.P. Mossop	Scotshill Farm	2	15	0
W.P. Studholme	Fordland Farm	3	8	0
S.J. Priston	Beer Down & Kettlehouse	4	11	10