

The Talbot Hotel and adjacent barn  
Talbot Street, Chipping, Lancashire:  
Historic Buildings Assessment



June 2011

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## SUMMARY

The Talbot Hotel (formerly the Talbot Inn) was built in 1779 as an inn-cum-farmhouse in the centre of the village of Chipping, and was extended at various times in the 19th and 20th centuries. A large barn stands next to it, and at one time served as stables and farm building. Both are listed (grade II). This report provides some historical background information and an assessment of the buildings' development, character and features, intended to inform proposals for refurbishment, by The Talbot at Chipping Ltd.

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## THE TALBOT HOTEL AND ADJACENT BARN, TALBOT STREET, CHIPPING, LANCASHIRE:

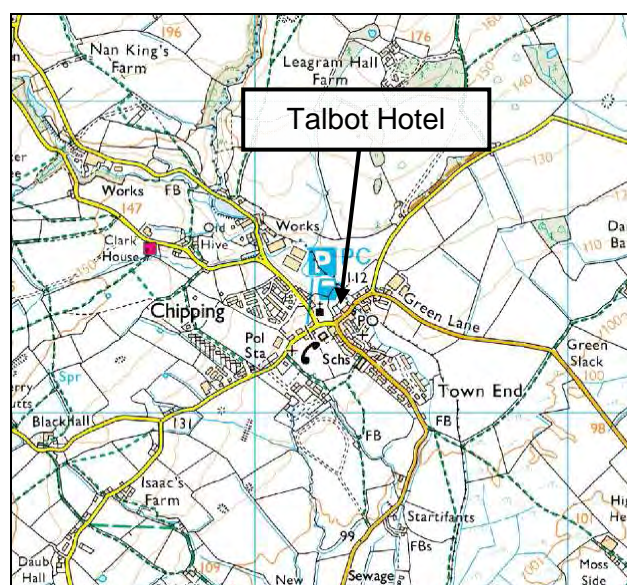
### HISTORIC BUILDINGS ASSESSMENT

#### 1 Introduction

- 1.1 This report presents the results of an historic buildings assessment of the Talbot Hotel and an adjacent barn, commissioned by the owners The Talbot at Chipping Ltd (via IWA Architects Ltd) in order to assist with proposals for alterations to the buildings, both of which are listed (grade 2).<sup>1</sup>
- 1.2 The Talbot Hotel is thought to date from 1779, with later additions, and is presently disused. The barn is of a similar date, and also disused.

#### 2 Site location

- 2.1 The site lies at NGR SD 6228343328, on the north side of Talbot Street, one of the three principal roads within the small village of Chipping, which itself lies between the upland massif of the Bowland fells and Longridge Fell, within the northern catchment of the river Ribble. The postcode is PR3 2QE.
- 2.2 The hotel faces south-east onto a small cobbled forecourt, and has a large rear curtilage. The barn, which stands to the south-west, has approximately the same orientation but is closer to the street; it is separated from the hotel by a gap of vehicular width.



**Figure 1:** Location map

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<sup>1</sup> In accordance with policy HE6 OF PPS5

### **3 Historical background**

- 3.1 Chipping was recorded in the Domesday book and existed as a nuclear village through the middle ages, when its economy was almost entirely agricultural. Domestic textile working became common in the 17th and 18th century, and water power was used for up to seven mills in and around the village at one time, although the later dominance of steam power meant that Chipping lost out economically to districts where coal was abundant or cheaply available, and this, together with the absence of any nearby canal or railway, eventually led to the decline of local manufacturing.
- 3.2 The Talbot Hotel is one of three pubs in the village centre, and has probably served as an inn since it was built in the late 18th century, which was a period of rising prosperity, particularly in agricultural communities, and one which saw the construction of many new “Georgian” farmhouses in a fashion which broke with the post-medieval style of earlier years. At that time inns were generally little different from private houses, and the provision of hospitality to locals and travellers (in the form of food, drink and accommodation) would have been carried out as an adjunct to other activities such as farming. Beer would have been brewed on the premises, and a sign depicting a common pictorial symbol would have been used to distinguish the establishment (in this case the talbot), rather than a written name, as many people would have been illiterate at that time. The talbot was a large white hunting hound, which became extinct at the end of the 18th century, and is commonly used as a pub name in England, although it has been suggested that in Chipping, the name may have been associated with the Talbot family of Bashall.<sup>2</sup> In the 1880s the Talbot Inn became the Talbot Hotel, a change which must have been an attempt to appeal to better-off customers, and although it was probably accompanied by a face-lift and some minor internal alterations, the interior of the building does not seem to have changed greatly at that time.
- 3.3 The barn which stands to the south-west of the hotel also seems to date from the late 18th century, but lacks a precise means of dating. It is a large building which has been extended to the south-west, and no doubt served as a general farm building for the occupiers of the Talbot into the 19th century, and also perhaps as an outbuilding to the hospitality business, for example to house guests’ horses. It seems to have continued in farming use into the mid 20th century, probably by a different tenant, although the south-west end of the building was used as a butchery into the 1960s. The site’s link with farming is also apparent in the fact that livestock sales were conducted in the back yard up to the 1950s.

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<sup>2</sup> Crainer, S 1986 *A History of Chipping* p 20

## Listed building descriptions

- 3.4 The hotel was first listed in 1967 and the present entry (LBS no: 182970), is as follows:

Public house, 1779. Coursed watershot sandstone (the front wall rendered) with slate roof. 2 storeys with attic. Main front of 3 bays, the windows being sashed with no glazing bars in plain stone surrounds. Door has architrave, with a moulded plaque above now mutilated by the attachment of a sign, but said to be inscribed '1779' (old list). End stacks, with a further stack on the gable of a right-hand unit under a continuous roofline, now obscured by a wing which runs forward at right-angles to it. This wing has, in its left-hand return wall, a wide entrance with a plain stone surround having a segmental arch with a projecting keystone, with a 1st floor window with plain stone surround above. The front wall of the wing is blank. To its right, connecting it with No. 7, is a narrow unit with a wide entrance with plain stone surround on the ground floor. The left-hand gable of the main building has moulded kneelers but no coping. On the 1st floor is a re-used 2-light double-chamfered window with mullion removed. Outshut to part of the rear wall, which has sashed windows with glazing bars in plain stone surrounds, one surround having C17th fragments.

- 3.5 The barn is LBS no 182969 ("Stable and barn south-west of Talbot Hotel") and was also first listed in 1967.

Barn and stable, possibly late C18th. Sandstone rubble with roof of stone slate and slate. The front wall has a wide entrance with a triangular head of 2 pieces of stone with a central key. To its right is a small window with plain reveals. To its left is an outshut with an opening with plain stone surround in its front wall and a door with plain stone surround on its right-hand return wall. The right-hand gable wall has 2 chamfered doorways on the ground floor with a similar doorway on the 1st floor now partly blocked. The rear wall has a wide entrance with a head similar to that in the front wall.

## Early records of the property

- 3.6 Although there is a casual reference to the establishment being known as the "Dog Inn" around 1750<sup>3</sup>, the earliest firm record identified during this research is from 1825, when it was noted in a directory as the "Talbot Inn", and held by William Sawyer.<sup>4</sup>
- 3.7 The tithe map and award, made in 1840, show that the Talbot was then the property of Joseph, William & Richard Robinson, but was let to James Lund. The main building (567) was recorded as "public house, brew house and garden", while the present barn and adjacent plot (568) were referred to as "stable, stable-yard & cart house". To the rear a larger enclosure was listed as

<sup>3</sup> Chipping Local History Society 2007 *Chipping in Pictures* p17

<sup>4</sup> E Baines 1825 *History, Directory & Gazetteer of the County Palatine of Lancashire* p633

an orchard (566).<sup>5</sup> Lund farmed 29 acres, mostly meadow and pasture, so his farming probably amounted to the keeping of a small herd of cows.

- 3.8 Censuses recorded the occupants of the Talbot Inn every ten years from 1841: there seems to have been a high turnover of occupiers, as the table below shows.

Year	Occupier	Occupation	Name of property
1841	James Lund	Innkeeper	not given
1851	James Lund	Innkeeper & farmer of 50 acres	not given
1861	Isabella Robinson	Innkeeper	Talbot Inn
1871	Arthur Handley	Innkeeper & farmer	Talbot Inn
1881	James Sutton	Farmer & innkeeper	Talbot Inn
1891	_____ Robinson	Licensed victualler	Talbot Hotel
1901	Henry Rogerson	Farmer & innkeeper	Talbot Hotel

**Table showing heads of household listed in census returns**

- 3.9 A valuation of the business (but not the property) made in 1908 marks its sale by a Mrs Dewhurst to Joseph Whalley, for the sum of £210.19.1.<sup>6</sup> Whalley was listed as the landlord in a 1913 directory, but by 1924 he had been succeeded by his wife or widow Mrs Hannah Whalley.<sup>7</sup> No changes in the ownership of the property after 1840 have been identified however, although this might be established from an inspection of the deeds.

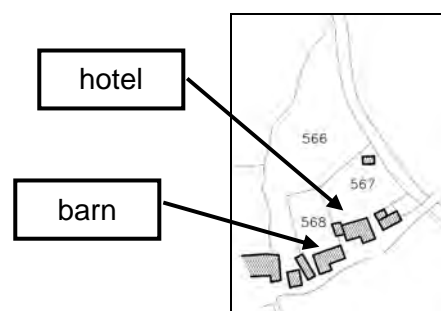
### **Map evidence**

- 3.10 The 1840 tithe map is the earliest known detailed depiction of the site (figure 2). It shows the hotel with an irregular plan, very much as it appears today, the only components not shown being the two additions at the north-east end, and the late 20th century rear conservatory (see figure 6, below). The Ordnance Survey first edition 1:10560 map, surveyed in 1844 (figure 3), shows the building rather more irregularly, and its small scale means that it should be treated with caution, but it is significant that it shows a gap between the hotel and the building to the north-east. Both maps seem to show the barn with the same outline as at present.

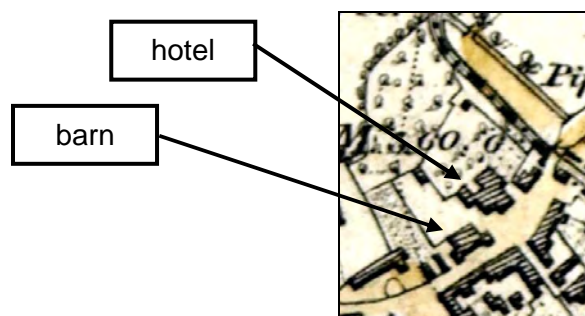
<sup>5</sup> LRO DRB 1/42 Chipping parish tithe award

<sup>6</sup> LRO DDX 1739/1/2/2: Valuation at the Talbot Inn, 1908, by E G Hothersall

<sup>7</sup> *Kelly's Directory of Lancashire 1913*, p421; *Kelly's Directory of Lancashire 1924*

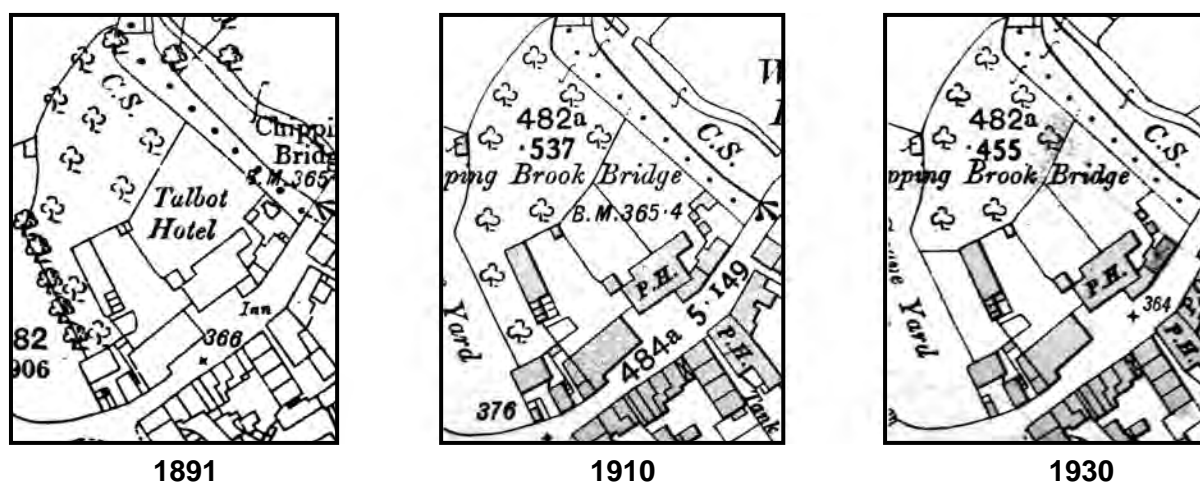


**Figure 2:** tracing from the 1840 tithe map (rotated)



**Figure 3:** Ordnance Survey 1:10560 map, surveyed 1844 (enlarged)<sup>8</sup>

3.11 By the late 19th century the building had been extended slightly to the north-east, so as to give it its present footprint, with the exception of the extensions which were added to the north-west elevation in the late 20th century (figure 4).



**Figure 4:** Ordnance Survey 1:2500 maps, surveyed/revised at dates shown<sup>9</sup>

### The 1908 valuation

3.12 The valuation of 1908 is useful insofar as it recorded the names of the rooms at the hotel at that date (although notably it refers to it as the “Talbot Inn”), and although most of the goods which it lists are what would be expected in a village pub, it also mentions those in the outbuildings, and indicates to what purpose

<sup>8</sup> Map sheet: Lancashire, 46, published 1847

<sup>9</sup> Map sheet: Lancashire, 46.9: editions published 1893, 1912, 1932



they were put. It names part of the north-east wing as the *Coach House*, and what is now the barn as the *Stable, Yard & Shippons*, which held sundry farming equipment and stalls for cows. Within the pub itself were the *best parlour*, the *bar parlour*, the *back parlour*, the *kitchen*, *pantry*, *back kitchen* and *dairy* (all on the ground floor), the *stairs and landing*, *sitting room* and four *bedrooms* (all apparently on the first floor), and the *attics*. The *club room* seems to have been that in the north-east wing, over the coach house, and the cellar is also mentioned. The absence of any brew house shows that by this date beer would have been supplied by a commercial brewery.

### Early photographs

- 3.13 Only a few early photographs of the Talbot and its barn have been identified, and none show any significant differences with regard to the buildings themselves. One, which seems to have been taken around 1905, shows the front to have been painted white, as it is today, but this paint or whitewash must have been a recent addition as another photograph, which can only be slightly earlier in date, shows it with the render as yet exposed.<sup>10</sup>



Figure 5: Photograph of c.1905<sup>11</sup>

### Other records

- 3.14 An enquiry to the Lancashire Historic Environment Record shows that the only records it holds relating to the site are the listed building entries.

<sup>10</sup> Photograph in collection at Clitheroe library: no permission to reproduce

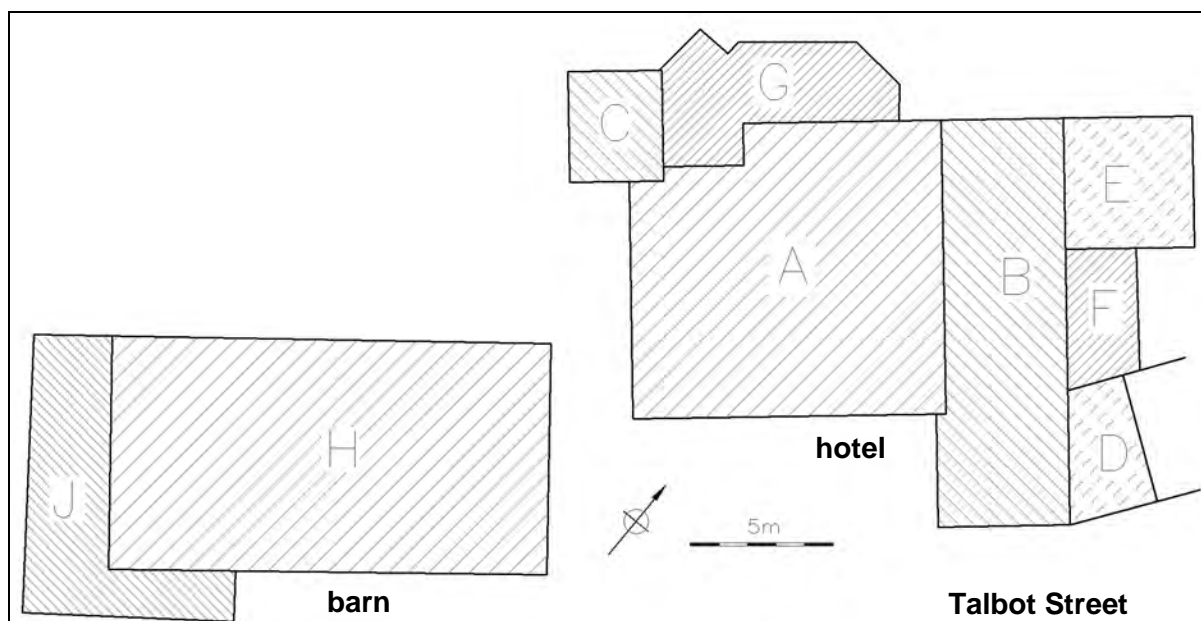
<sup>11</sup> Chipping Local History Society 2007 *Chipping in Pictures*, p17



## **4 Description of the hotel**

### **General development**

- 4.1 The date of 1779 ascribed to the hotel in the listed building description is entirely plausible, given the building's original architectural features and form. It is essentially a three-bay, double depth farmhouse-cum-inn of two storeys with cellar and attics, in the local vernacular style of the late 18th century (**A** on figure 6; photos 1-4). Although there are some 17th century windows within the fabric, these have clearly been re-used, and there is no evidence for the 18th century house having been extended from an earlier one. That said, there almost certainly would have been a predecessor on the site, demolished to make room for the present building, given the density of settlement within the village, and the presence of a number of 17th century houses within its core.
- 4.2 In the early 19th century, before the 1840s, the house was extended to the north-east by a two storey addition, to provide a coach house with loft over and additional domestic space in the rear part (**B**). This wing projects well beyond the original frontage to create an L-shaped block, and is readily seen as an addition to the original. There is a clear straight joint in the rear elevation to show that it has been added, and the absence of any straight joint in its north-east gable implies that **B** was added in a single phase rather than in two, as might be surmised from its structural appearance (photos 5-6). In the same period, another small addition (**C**) was made at the building's north-west corner, its function unknown.
- 4.3 Between 1844 and 1891, two single storey additions were made to the north-east of **B**. The smaller of these (**D**; photo 7) seems to have been a store, creating an infill in the street frontage between the inn and the cottage to the east (the cottage being dated 1825), while the larger (**E**) stands at the rear of the building, and was a back kitchen. A late 20th century timber shed now links these two 19th century additions (**F**). Also of this very late date is a single storey rear extension which provides a doorway serving the car park, and a stone walled and slate roofed conservatory (**G**).



**Figure 6:** Block plan

**A**=original 1779 building  
**B**=early 19th century wing (part coach house)  
**C**=early 19th century addition, purpose unknown  
**D & E** built 1844-1891 (D=store; E=back kitchen)  
**F & G**=late 20th century additions (F=timber lean-to; G=conservatory)  
**H**=main part of barn  
**J**=early 19th century extension

- 4.4 All parts of the historic components are of local sandstone, although the front elevations to Talbot Street of **A** and **B** are rendered and painted, and all the roofs are of thin blue or grey slate rather than local stone, as would have survived on the earlier parts of the building until the later 19th century. The present sash windows to the front elevation are also late 19th century and represent an early modernisation of the building, carried out around the time when the business aspired to be an hotel, rather than a mere inn.

### The 18th century building

- 4.5 The 1779 building has a central entry in its symmetrical facade, leading into what was once the stairs hall, but the staircase was removed c.1991, thereby creating a passage running straight through to the rear extensions (photo 8). Otherwise, the arrangement of four rooms off this (two to the front and two to the rear) is still largely discernible, despite many modifications, particularly in the bar area: see the appendix for floor plans and lists of significant fixtures). These four rooms would all originally have been heated by their own fireplaces, three of them were probably parlours for the use of the host family and customers, but one of the rear rooms is likely to have been a kitchen (probably the east one, G4) (photos 9-11). The cellar below the 1779 house consists of a single small room, which

has modern insulation obscuring its ceiling (not thought to be vaulted), and no features of interest.

- 4.6 The plan form is better preserved on the first floor, where there were four heated bedrooms and a very small box room to the front, although a boiler room has been created in place of the stairs from below, and the rear, east room (F6) has been subdivided by a 20th century partition. There is also evidence for alteration in the rear, west room (F5), where a straight joint can be seen in the external wall face, and where the ceiling shows structural repairs, probably 19th century. Many of the fixtures and fittings on this level are original however, and include most of the 18th century doors, a fireplace, skirtings, and wide floor boards, although these are in poor repair. The stairs up to the attic are also original and have their balustrade intact, although both are now partly concealed by a modern partition and door (photos 14-19).
- 4.7 The attic occupying the second floor is entirely within the roof space and has clearly been disused for very many years; structural movement, decay and lack of maintenance account for its very poor condition. It seems to have provided one small and two large rooms originally, all unheated and probably for storage or habitation by servants or other lowly members of the household. The two outer rooms were lit by re-used 17th century windows, set within the thickened walls between the flues rising from the lower floors. The western room (S4/S5) is divided by a 19th century partition of panelled doors, suggesting that one of the two doorways off the landing is inserted. However, the ceiling in this room and the roof truss have been strengthened at some time, which suggests that an earlier partition may have been replaced (photos 20-22).
- 4.8 The roof is carried on a stone cross wall, to west of centre, as well as two trusses, of pegged king post design, which have a slightly steeper pitch than is typical for the stone slate roofs of the district (photo 23). The type of timber is not certain, and it may be oak, another locally grown hardwood, or perhaps pine, but it has been only roughly converted and is not of the square-sawn form which became common from the end of the 18th century. The purlins are of similar material and are trenched into the principal rafters, and the square ridge is diamond-set, so the roof was constructed in a traditional way, rather than according to 18th century pattern book designs.
- 4.9 The 18th century building has very varied fenestration. The plain front window surrounds appear to be original, but these contain large two-pane, horned sashes of the late 19th century. Two ground floor windows in the south-west gable are late 19th or early 20th century insertions for the toilets created in this corner of the building, but the double chamfered attic window above, with hood mould, has been re-used from an earlier building. In the rear elevation, the first floor window to room F5 may have been enlarged; next to it is a straight joint

formed by redundant quoins, possibly representing another alteration to the fenestration, but with no clear explanation. The stairs window expected in a house of this design is not present, and might be accounted for by the addition of the rear conservatory having been accompanied by its blocking up, when the stairs were removed c.1991. The window to first floor room F6 is significant as it seems to have been a cross window at one time, and has a hollow chamfered moulding, although mullion and transom are missing, and it contains multi-pane sashes, an anomaly which might arise from the surround having been re-used.

### **The early 19th century additions**

- 4.10 The addition of wing **B** at the north-east end of the building provided additional space on two floors as well as a small cellar, and was carried out in a style broadly similar to that of the original building, though the quoins to the front elevation stand proud. The entrance to the coach house survives intact although its double doors have been replaced by modern glazing and external steps are required by the raised internal floor level, which makes it accessible from the adjacent rooms inside, as it now forms part of the public area. Beyond the coach house, there are two further ground floor rooms (amalgamated into the present large room, G6), one of which is heated by a large fireplace, with inserted mid 20th century range (photo 12). This must have been used as a kitchen at one time, so was perhaps intended to increase the inn's capacity. The cellar below this room is vaulted and now forms the access into the earlier cellar, as well as to another, later cellar to the north.
- 4.11 The staircase up to the first floor within **B** appears to be the 19th century one original to the wing, and is now the only means of access between ground and first floor within the whole building. At this level within the wing are two rooms, neither of which seems to be heated (the narrow external chimney to the coach house is a modern addition serving a fireplace on the ground floor). The larger one is that described in 1908 as the "club room", but the smaller room to the rear may have been a bedroom or sitting room.
- 4.12 At the north-west corner of the main building, the small, square, single storey addition (**C**) has been much altered by its conversion to the men's toilets: it has inserted windows and the parapet around its flat roof is also very likely to be a modern addition.

### **The late 19th century additions**

- 4.13 The infilling of the narrow, irregular gap between the coach house and the adjacent cottage provided a rudimentary single storey building, with a street doorway and another entrance to the rear (**D**). The rafters are charred,

indicating that it has suffered a fire at some time, and breeze block stores have been built within it.

- 4.14 The larger structure of this period forms a projecting wing to the rear of **D**, and is of a single storey with vaulted cellar beneath (photo 13). It has a gable chimney and so seems to have been the back kitchen referred to in 1908, and it still serves as a kitchen today.

## **5 Description of the barn**

- 5.1 In general terms the barn is a fairly typical 18th century example of the district, although at five bays in length it is of larger than average size, and it has been extended at the south-west end. It has walls of coursed sandstone rubble with various dressings, and the roof is of blue slate for the most part, although some of the rear pitch retains its original stone slate (photos 24-30).
- 5.2 The focus of the building is the pair of opposed cart entrances in the central bay, both with good arches each composed of three sandstone blocks. To either side of the threshing bay running between these, shippens and perhaps stables were formerly laid out, with brick walls dividing the area: all these internal structures were recently removed however, without the necessary authorisation, and although photographs held by RVBC show some of them, their former arrangement is no longer clear, partly because the floor is entirely of concrete (photos 31-33). The cattle stalls, with hay loft over, appear to have been constructed of both oak and softwood and may have been 18th century or later. There is a pair of doorways in the north-east gable in characteristic fashion, each opening seeming to have served a row of stalls, probably facing onto a central feeding passage running along the building's axis, and there are the remains of two brick walls in this end of the barn, which formed a T-shape and seem to have supported a loft. The rear elevation has two entrances to the west of the threshing bay: the nearer one may have served a second shippon, but the further one, with adjacent window, is more likely to have been a stable. The four roof trusses are all of king post form but vary, the two west ones probably being late 18th or early 19th century, of pine and with bolts, thus setting them apart from those within the hotel (photo 32). The other two trusses appear to have been replaced, perhaps in the 20th century.
- 5.3 The barn has been extended to the south-west by an L-shaped addition with a higher roof line, probably in the early 19th century but certainly before 1891, and possibly in two phases. The interior of this does not communicate with the barn but forms four small rooms, none of which was accessible at the time of this assessment, but that with a double door was no doubt a cart store or similar, although a local resident recalls it being used as a butchery in the 1960s. There are the remains of a stove flue visible in the rear corner of this extension, which

might also have been part of a butchery, or simply a domestic outbuilding such as a wash house.

## **6 Conclusion and statement of significance**

- 6.1 The Talbot Hotel was built as a late 18th century inn-cum-farmhouse, but shows a number of different construction phases seemingly related to its commercial success, and it continued in its original purpose into the 21st century. It stands next to a large barn with which it has been associated for most of its existence, and the two form important assets both visually and historically at the heart of Chipping village centre, recognized in their status as grade II listed buildings. Although the development of the hotel over time has led to the loss of some important aspects, including the main stairs, much of its internal historic character is preserved, particularly on the upper floors. In something of a contrast, the barn's most important historic asset is its exterior, as its interior has been almost entirely stripped of fixtures.

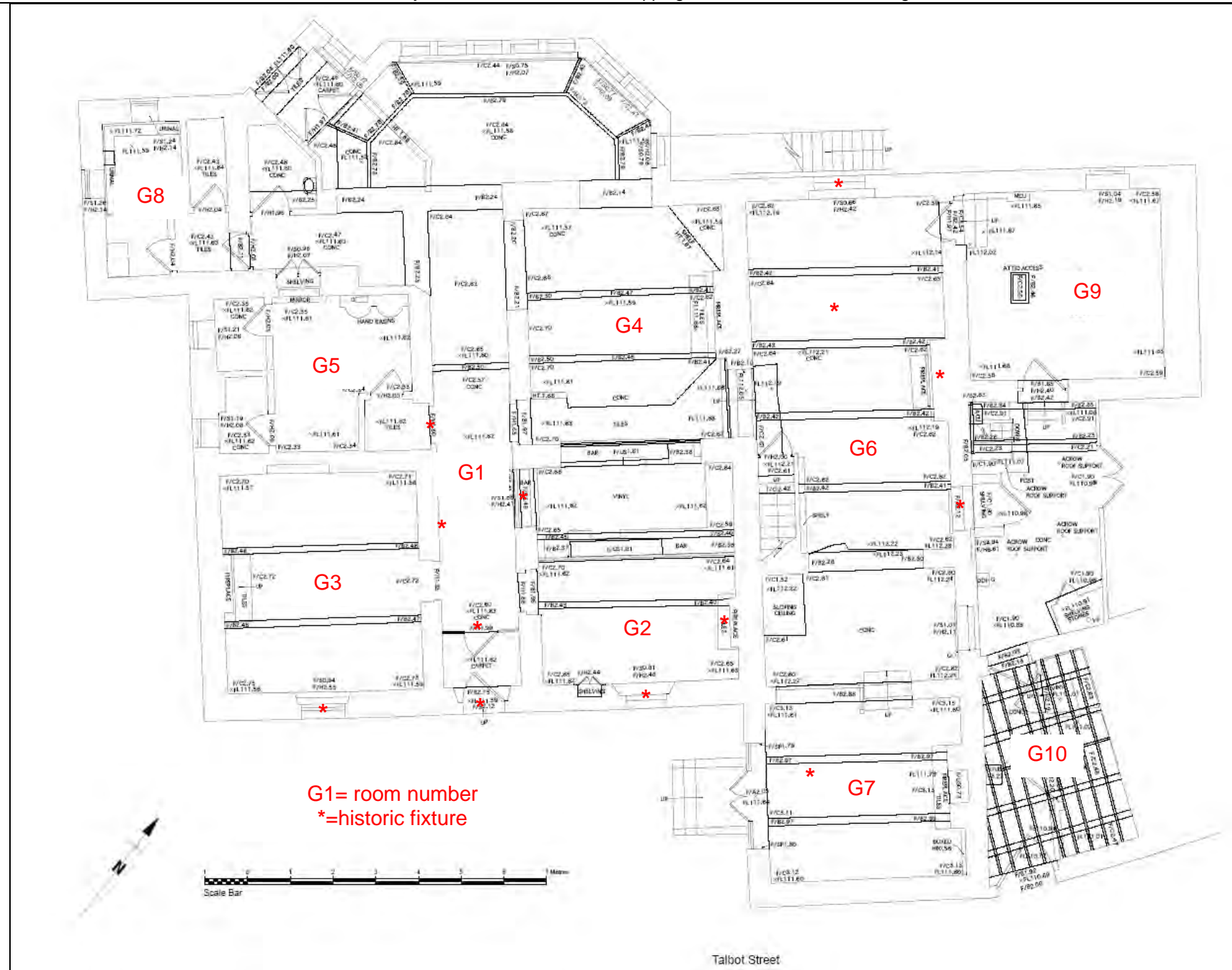
## **Appendix: Floor plans with lists of historic fixtures**

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Floor plans by Malcolm Hughes Land Surveyors

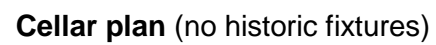
Lists of historic fixtures provided as a guide only and not intended to be a precise inventory

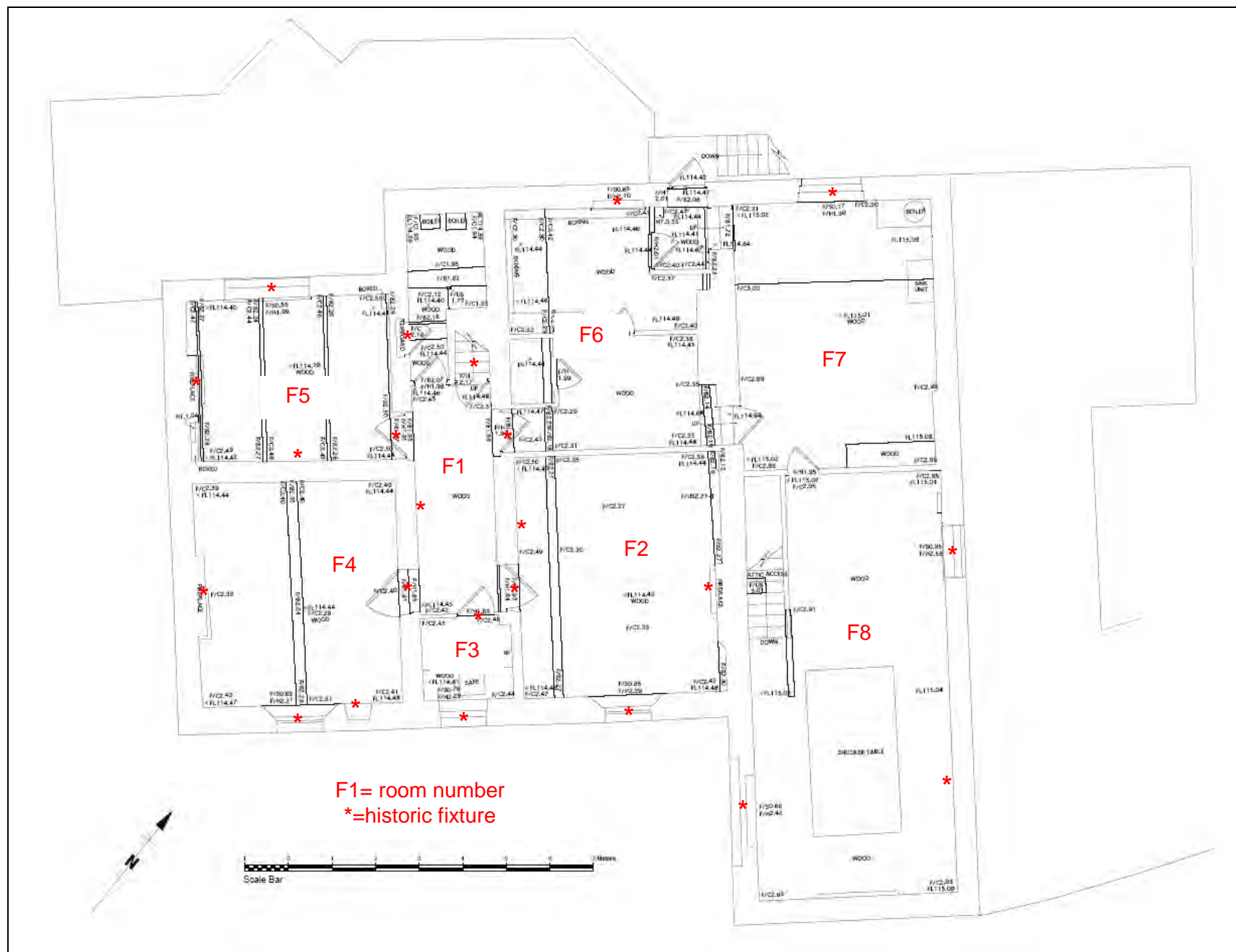




Ground floor plan

Ground floor: list of historic fixtures		
Room	Item	Date
G1	Front door	Late 19th century
	Glazed screen forming entrance lobby	Late 19th century
	Skirting & plain board panelling with dado; architraves to doors off	18th century
	Partly glazed serving hatch	18th century
G2	2 pane sash window	Late 19th century
	Stone fireplace surround	18th century
G3	2 pane sash window	Late 19th century
G5	3 panel door from G1	18th century
G6	Plank & muntin ceiling	Early 19th century
	Rear & side windows (multi-pane unhorned sashes)	Early 19th century
	Large stone kitchen fireplace (partly concealed); contains mid C20 range	Early 19th century
G7	Hooks in ceiling beams	Early 19th century





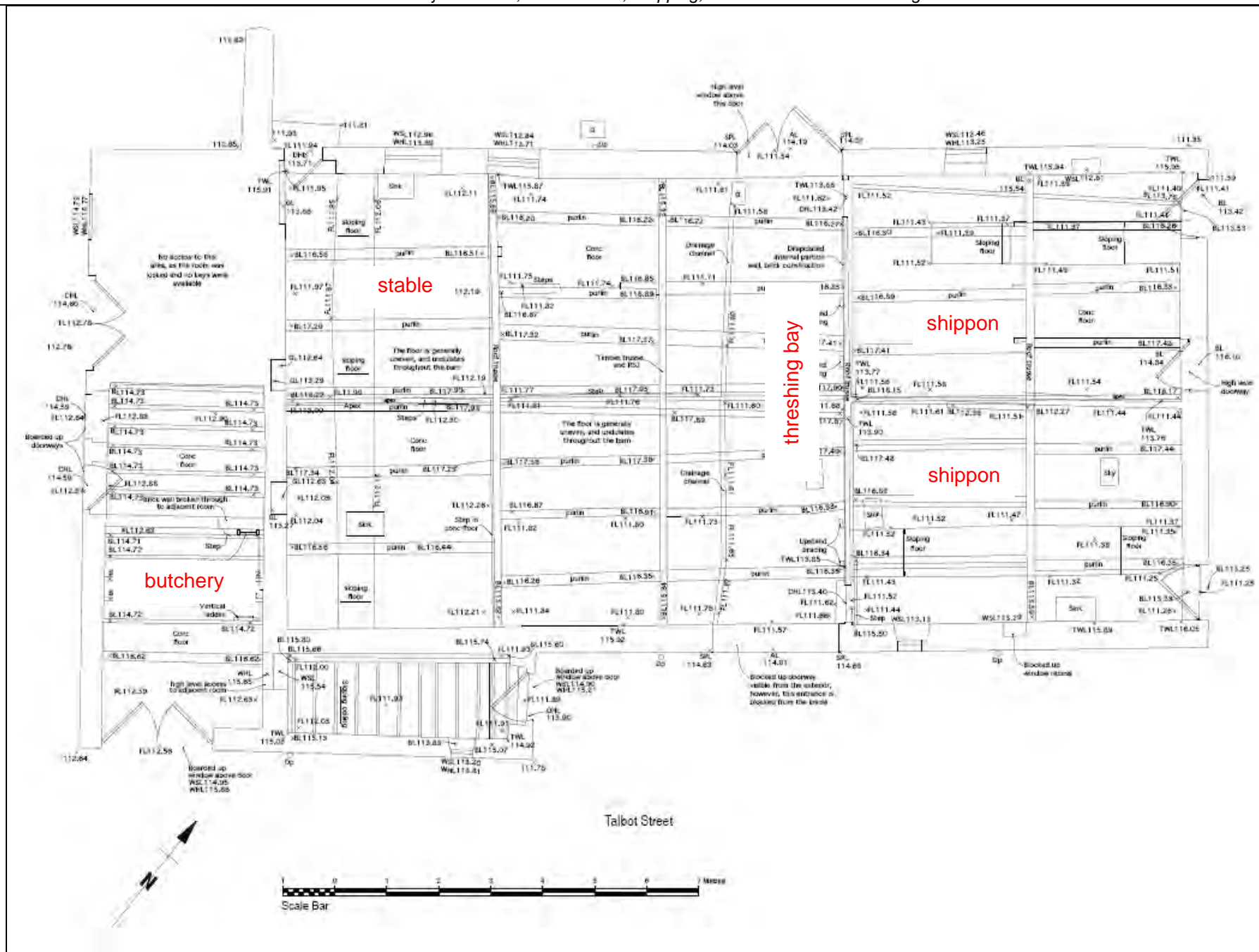
First floor plan

First floor: list of historic fixtures		
Room	Item	Date
F1	3 panel door to F2	18th century
	3 panel door to F3	18th century
	3 panel door to F4	18th century
	3 panel door to F5	18th century
	3 panel door to F6	18th century
	Stairs & balustrade to second floor	18th century
	Skirting	18th century
	3 panel door to shallow wall cupboard	18th century
F2	Skirting (incomplete)	18th century
	2 pane sash window	Late 19th century
	Cast iron fireplace ("The Scotia")	19th century
F3	2 pane sash window	Late 19th century
F4	2 pane sash window	Late 19th century
	Cast iron fireplace in stone surround	18th century?
	Small wall cupboard with door	19th century
	Skirting (incomplete)	18th century
F5	Skirting (incomplete)	19th century?
	Multi-pane mullioned sash window (altered)	18th century
	Fireplace (obscured)	?
F6	Multi-pane sash window	18th century
F7	Multi-pane sash window	Early 19th century
	Skirting	Early 19th century
F8	2 pane sash window	Late 19th century
	Multi-pane sash window	Early 19th century
	Skirting	19th century



<b>Second floor: list of historic fixtures</b>		
<b>Room</b>	<b>Item</b>	<b>Date</b>
S1	Stairs from first floor	18th century
	Plain handrail	18th century
	Small plank door to rear store	18th century
S3	3 panel door from S1	18th century
S4	Plank door from S1	18th century?
	Partition of unused 6 panel doors	19th century





Ground floor plan of barn (no significant historic fixtures)



Photo 1: The hotel, from the south, with cobbled forecourt



Photo 2: The 1779 building, with late 19th century door and windows



Photo 3 The south-west gable





Photo 4: View from the west, showing 19th and 20th century additions



Photo 5: View from the rear, showing 19th and 20th century additions



Photo 6: The north-west gable (early 19th century addition)



Photo 7: Street frontage of early 19th century coach house and late 19th century stable(?)



Photo 8: View of former stair hall on ground floor (G1), looking towards glazed screen of entrance lobby





Photo 9: Glazed serving hatch from bar to entrance hall



Photo 10: Original, 18th century 3 panel door to room G5 off stair hall, with intact architrave and panelling (to left)



Photo 11: Fireplace in bar (room G2): original stone surround with later infill and fender



Photo 12: Ground floor of east wing (G6), with early 19th century plank and muntin ceiling and kitchen fireplace, and mid 20th century range



Photo 13: Vaulted cellar (room C3) beneath late 19th century back-kitchen



Photo 14: Bedroom on first floor (F2) with 19th century fireplace and late 19th century walk-in window





Photo 15: Bedroom on first floor (F4) with 18th century 3 panel door and plastered tie-beam



Photo 17: Rear window in bedroom on first floor (F5)



Photo 16: 18th century stone fireplace in first floor bedroom F4



Photo 18: Rear window in first floor room in east wing (room F7)





Photo 19: 18th century stairs to second floor, with balustrade



Photo 20: Second floor landing (S1): view towards top of stairs



Photo 21: Blocked second floor window in north-east gable of 1779 building





Photo 22: 19th century partition between second floor rooms S4 and S5



Photo 23: King post of pegged roof truss in 1779 building



Photo 24: The barn, from the east



Photo 25: The barn, from the south





Photo 26: Main entrance to the barn



Photo 27: Early 19th century additions at south-west end of barn



Photo 28: The barn: rear elevation



Photo 29: The barn: main doorway in rear elevation





Photo 30: The barn: openings in rear elevation



Photo 32: One of the roof trusses in the barn



Photo 31: The barn interior, from the south-east



Photo 33: Barn interior before recent stripping out (Adrian Dowd, RVBC)