

## EVANCOYD

<b>Ref No</b>	<b>PGW (Po) 51 (POW)</b>
<b>OS Map</b>	148
<b>Grid Ref</b>	SO 261632
<b>Former County</b>	Powys
<b>Unitary Authority</b>	Powys
<b>District</b>	Radnor
<b>Community Council</b>	Old Radnor
<b>Designations</b>	Listed Building: Evancoyd Grade II
<b>Site Evaluation</b>	<b>Grade II</b>
<b>Primary reasons for grading</b>	Early Georgian house and garden in superb setting with ornamental woodland of arboricultural interest. Remains of late nineteenth-century house, 'The New Seat', in the woodland and park. Unscheduled medieval motte in garden.
<b>Type of Site</b>	House and gardens overlooking small park.
<b>Main Phases of Construction</b>	c. 1840

## SITE DESCRIPTION

Evancoyd stands on the edge of a steep ridge which drops down to the south-west, between two woodland belts, on to parkland which gently rolls south out on to the Radnor plain. A drive approaches the house off the Evenjobb/Whitton road from the east. This two-storeyed Georgian H-plan house has a white rendered south main block with a rubble service range on the north, which is partly built into the hillside. Three bays occur on the east entrance front, on the centre ground floor of which there is a wide pedimented door case. The south-west, or garden front, has five bays, the central three being recessed, illustrating the position of a previous verandah, now lost. The ground floor windows on this front are all French. The house has a hipped slate roof and rendered brick stacks. To the north of the house, and attached to it, there is a service range of one and a half storeys which opens on to the upper service drive. An additional east facing extension to this range was demolished in the early 1990s to create a small courtyard. A small open fronted loggia also stood on the south-west of the house, but like the east extension this was demolished in the early 1990s. The house has been extensively restored.

Evancoyd was built in about 1840 for Peter Mynors, a member of a local gentry family, who had changed their name from Rickard to Mynors following an inheritance in 1780. The Mynors had lived at Evenjobb Court but decided to build a new house on land that they had owned to the north-west of the village since at least 1822. The architect is unknown. A tithe of 1840 recorded no building on the site but rudimentary parkland which included a long approach drive, which, it appears, would have linked up with the house from the north-west, and a pool. In the same year Lewis had only recorded the village crossroads, while compiling his Topographical Dictionary and it is likely that he would have recorded a new gentleman's seat either complete or in construction. By the mid-1800s the family had acquired the prefix Baskerville-Mynors and in 1856 R. Baskerville-Mynors served as Sheriff for the county. In about 1866 T. H. Wyatt was commissioned to build a new church, St. Peters, opposite the southern end of a south drive which was recorded on the 1888 Ordnance Survey map and which was partly paid for by the family. He also began work on 'The New Seat' in the north-west of the park for the Baskerville-Mynors's son who did not live to take possession of it. The house remained in the hands of the family until the Lewis family purchased the house and estate, which extended to about 700 acres, in about 1901. The present owners bought the house, some of the ancillary buildings and about 74 acres of land from the Lewis family in 1989.

To the rear and north-west of the house there is a small rectangular stable court, contemporary with the house, enclosed by buildings on the west, north and east sides. A low dry-stone wall, partly hidden beneath a laurel hedge, runs along the south, connecting the west and east ranges. On the east there is a stone two-storeyed cart house and barn with a hipped slate roof and central bell lantern which attaches to the north-west of the house. A set of twelve stone steps connects the yard with an upper door on the west face. On the north of the court there is a two-storeyed slate roof stable range, with brick detail, which has been converted into an office and accommodation. On the east there is a second stable and cart house, single-storeyed with a central arch, which leads through into a small service area beyond. The service drive enters the stable court on the north-east, to the north of the cart house where the gravel drive gives way to hard standing. A new high set of gate piers attach to the east end of the north range and lead through into a northern service area, which connects to Peace Cottage's garden on the east. A simple timber lean-to shed stands on the north of the north range and a large new prefabricated workshop stands on the edge of a steep ridge about 8m to the north of this. The buildings in the stable court are all believed to date from about 1840. The gate posts and workshop date only from about 1989.

The small park lies to the south of the house. It covers about 40 acres and slopes gently to the south towards the Kinnerton road. In the south-east of the park there is a small lake and to the north of this the line of an abandoned drive crosses the park from the south-east to the north-west, apparently towards the site of the 'New Seat'. The drive crosses over a small stone bridge over the stream to the north of the lake, which feeds it. Just to the south of the present Evancoyd boundary a partly collapsed underground stone culvert runs from the south-east of Lodgemoor Wood to drain into this stream. A few isolated trees, and stumps, survive in the park. In the east of the park, just to the west of the entrance to the south drive, there is a new bungalow set in a small private garden.

The history of the park prior to 1840 is unclear but it is situated to the north-west of the small ancient settlement of Evenjobb on the historic Radnor plain. About 4 km to the west of the park lies the Radnor Forest which dates back to antiquity. This area of land is also very close to the English border at Kington, defined by Hergest Ridge, and it would have witnessed border and Civil War fighting through its proximity to the settlements of Old and New Radnor. It is likely that the area of the park had been forest which would have been cleared, probably by the late medieval period.

The earliest record that has been found for the site of the park is a title of 1840 which records the park as 'meadow' and 'close' in the ownership of the Mynors family. The lake, marked as 'pool' and the drive are marked. Two small plantations were also recorded, one to the north and south of the lake. What is significant about this map is that it records no house, or buildings, in the vicinity of Evancoyd. By the Ordnance Survey map of 1888 the park is much in its present form except for the site of the New Seat which is marked on its north-west. The drive to the New Seat is not marked, by this date it appears to have been superseded by two new drives which approached the house from the east and south-east. These are the drives which survive.

The gardens at Evancoyd lie to the east and south-east of the house, with an ornamental woodland valley and two woods to the west. The garden area covers about 25 acres, a further 50 or so acres of woodland and moor lie to the north-west. The east drive enters the site off the Evenjobb/Whitton road on the west. It immediately climbs up a small slope, between a pair of timber gates. A lodge lies to the north of these gates. Just inside the gates the drive splits, a small north-western branch continuing past a pair of semi-detached cottages, a motte and a second cottage, (called Peace Cottage, the gardener's house) to connect with the stable court from the north-east. The main drive continues west for about 15m before branching again, separated from the upper branch by a laurel hedge. This branch opens into a narrow strip of land where, closer to the house, a new kennel is located and continues straight into the stable court, passing the kennel on the north. The lower main drive curves down to the east front of the house entering a large gravelled circular forecourt. A south drive leaves the forecourt on the south-east and continues through the garden to a set of nineteenth-century gates which mark the garden boundary. It continues to the south for about 70m through a Lawson cypress avenue, bordered by a small woodland to the east, to exit the site opposite St Peter's church. Where the south drive leaves the forecourt a small branch connects back up to the north-west creating a small circulation. The centre of this circle is grassed, as is the bank which separates the north and south-west branches of the east drive. All of the drives, in the immediate vicinity of the house, are lined with small box balls placed at 2m intervals. On the north of the forecourt the bank is supported by a high white painted concrete block retaining wall.

The garden to the east and south-east of the forecourt, between the lower drive and the west wall of the kitchen garden, is laid out as a lawn and a small tree and shrub planted woodland garden on land that slopes up to the north-east. Inside the east entrance, on the south of the drive, is a paddock, which runs south to the north wall of the kitchen garden. A few conifer trees, dating from about 1940/1950 grow here. The paddock is enclosed by simple stock fencing. To the east of the forecourt circulation the ground, which slopes up to the western side of the paddock, is laid out as a garden with stone and gravel paths, edged in brick and

stone, curving around shrubs and trees. Some of the planting, which includes rhododendrons and a Lawson cypress is mature, other planting is very recent. This area is bordered along the south by a straight brick edged tarmac garden path which runs from the south drive to the north-west gate of the kitchen garden. Along the west face of the west kitchen garden wall a straight 2m wide border has been created containing mixed herbaceous planting. Between this border and the south drive there is a large lawn which slopes to the south-west. At its north end the ground appears uneven, suggesting possible previous flower beds and in the north-east the position of at least three geometric flower beds remains in the turf. To the east of these marks there is a large yew tree. A second large yew, with a twisting trunk, occurs in the south of the area, near the south-west corner of the kitchen garden. Between these two trees a level terrace has been excavated; this was, at different times, a croquet lawn and a tennis court. This terrace stands about 1m above the level of the south drive inside the garden boundary gates and it is supported here by a dry-stone retaining wall. On the west of the drive at this point there is a strip of grass, about 2m wide, which runs back towards the house.

The western side of this grass defines the edge of a steep drop which descends about 20m below the house and garden to a pond. The slope creates an amphitheatre and its effect is heightened by the woodland running along the length of the south drive and Lodgemoor Wood to the west. The grass strip opens out as it reaches the house to create a wide grass terrace along the house's south front which is ornamented by reproduction red stained Bagatelle urns. To the west of the house the terrace connects to a new paved seating area and timber pergola, and to a high grassed mound which leads up to the stable court. A wicket gate on the south-west of this area connects to a path which leads down the east side of the Lodgemoor Wood valley around to a large linear pond to the north of the house. On the west of the pond there is a track which connects to Newcastle Court in the north-east and, in the south-west, into Dingle Wood. A second path connects with this from the west side of the valley.

The woods, particularly Lodgemoor Wood, both contain fine examples of nineteenth-century tree and shrub introductions but they are still largely overgrown. The valley to the west of the house is very overgrown. It contains at least two ponds, one of which was a lily pond, but these features are presently lost. The valley stream runs into a large oval pond, with a central island, which lies below the house. A new service track has been created above and along the west side of the pond to help with work in the woods. On the east side of the lake a narrow modern gate leads onto a steep path which runs back up to the house around the north-east of the steep slope. Opposite the south-east corner of the house this path connects back up to the forecourt up a narrow set of very steep new timber steps. The garden boundary, defined by a stock fence, lies just to the south of the pond near a stone dam which the water drains through into the stream. In Dingle Wood an overgrown path runs up the north and south side of a small stream. A second path runs above the Dingle stream on the south. This path is partly edged with moss covered stones along its eastern end.

The early history of the gardens at Evancoyd is unclear but it seems that there were no ornamental grounds here before 1840. At that time a tithe only recorded 'wood', which became known as Lodgemoor Wood and the Dingle. These were probably small areas of native woodland which were later augmented with introductions from about 1850.

Following the building of the house the grounds, including the east and south drives and walled kitchen garden are believed to have been laid out. The earth mound to the west of the house is a mystery. It is possible that it was created from the spoil excavated when the level for the house was cleared. The form of the present garden is believed to date from the late nineteenth century: the Lodge and cottages, the Lodgemoor Wood trees, which include a redwood which had already grown to 122ft in 1949, and the croquet lawn/tennis court. According to the 1888 Ordnance Survey map the forecourt extended along the south front of the house at this time to a rough, and small, circle on the south-west. This feature survived until about 1989 when the present owners grassed it over. Other features which included the rock/shrub garden to the east of the house, a timber loggia on the south-west and geometric rose beds to the south-west of the forecourt are believed to date from the Lewis's, after 1901. The rose beds and loggia survived until about 1989. The date of the water features in the valley is less clear. They do not appear to be recorded on either the 1888 or 1903 Ordnance Survey maps but some of the woodland walks, around the south-east of Lodgemoor Wood and along the Dingle, are.

The walled kitchen garden lies to the south-east of the house on the site's eastern boundary. The garden is square and covers about one and a half acres. The main gateway into the garden occurs in the north-west, near the north end of the west wall. A simple brick arch, between with a pair of brick columns, containing a nineteenth-century iron gate connects the walled garden with the main garden to the west. The north wall is of capped stone with a red brick skin, studded with nail holes and nails, standing to between 4 and 5m high. The east wall is of capped rubble, standing to about 3m. A new concrete block based greenhouse of about 3 x 7m stands against this at the central point. The south wall is again of stone with a new central service entrance. The west wall is capped brick, standing to about 3m and it descends the south ground slope in seven wide steps. Along the southern section of the west wall wide, low bricked up arches occur near the base of the wall. This wall is surprisingly thin, only about two bricks deep, and is supported along its length by slim buttresses. In the north-east corner of the garden there is a small two-storeyed hipped slate roof bothy, recently converted into a pool house. A door and a sash window lie one above the other on the south face and a chimney stack is sited on the north-west of the roof. The centre of the garden has been totally remodelled. The ground level has been split into an upper north and lower south level with an additional level leading down to the greenhouse on the east. The north level stands about 2m above the south. Young yew has been planted on the north terrace marking out what will become formal enclosures. On the east of the north terrace a swimming pool has been installed. To the south-west of the greenhouse an antique rose pergola/aviary has been installed. The area around this feature is still being formed.

The garden is believed to be contemporary with the house, dating from about 1840. On the 1888 Ordnance Survey map a greenhouse is recorded along the south face of the north wall, the centre of the garden being divided into quarters. By the 1950s the garden had declined but it apparently still contained peaches, a small orchard and soft fruit. Internally the ground sloped gently to the south. A door in the east wall, since bricked up, used to connect to the Trapp House where the gardener, at that time, lived. Despite its close proximity the Trapp House was actually the property of Newcastle Court and not Evancoyd. It is now a private house.

## Sources

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