

# Home Farmhouse, Abbeycwmhir, Powys

## Level 2 Historic Buildings Record

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NGR: SO 05504 71139

Listing: Grade II - 83096

Project No.: AD142

Date: November 2022



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Trefstadaeth  
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Version	Date
v1.0	29.11.2022

## CONTENTS

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List of Figures .....	ii
List of Plates .....	ii
Acknowledgements .....	vii
Abbreviations .....	vii
Project Team .....	viii
Summary .....	1
Crynodeb .....	2
<b>1 INTRODUCTION .....</b>	<b>3</b>
1.1 <i>General</i> .....	3
1.2 <i>Background</i> .....	3
1.3 <i>Fieldwork</i> .....	4
<b>2 SITE AND LOCATION .....</b>	<b>5</b>
2.1 <i>General</i> .....	5
2.2 <i>Geology</i> .....	6
<b>3 HISTORICAL BACKGROUND .....</b>	<b>7</b>
3.1 <i>Introduction</i> .....	7
3.2 <i>Historical Background</i> .....	7
3.3 <i>Cartographic</i> .....	9
<b>4 AIMS AND OBJECTIVES .....</b>	<b>11</b>
4.1 <i>Historic Buildings Record</i> .....	11
4.2 <i>Report and Archive</i> .....	11
<b>5 METHODOLOGY .....</b>	<b>12</b>
5.1 <i>Introduction</i> .....	12
5.2 <i>Measured Survey and Drawn Record</i> .....	12
5.3 <i>Photographic Recording</i> .....	12
5.4 <i>Documentary Research</i> .....	13
5.5 <i>Reporting</i> .....	13
5.6 <i>Health and Safety</i> .....	13
<b>6 HISTORIC BUILDINGS RECORD .....</b>	<b>14</b>
6.1 <i>Introduction</i> .....	14
6.2 <i>General</i> .....	14
6.3 <i>Phase I – Circa 1565 – The Elizabethan House</i> .....	15

6.4	<i>Phase II – Circa 1700 – Post-Civil War Rebuilding</i> .....	16
6.5	<i>Phase III – Late-18<sup>th</sup> Century – Georgian Residence</i> .....	16
6.6	<i>Phase IV – 1806 – Repair</i> .....	17
6.7	<i>Phase V – 19<sup>th</sup> Century – Adaption and Alterations</i> .....	18
6.8	<i>Phase VI – 20<sup>th</sup> Century</i> .....	18
7	<b>DISCUSSION</b> .....	<b>20</b>
8	<b>ARCHIVING</b> .....	<b>24</b>
9	<b>SOURCES</b> .....	<b>24</b>
9.1	<i>Written Sources</i> .....	24
9.2	<i>Online Sources</i> .....	25
9.3	<i>Maps</i> .....	25
	<b>APPENDIX I</b> .....	<b>26</b>
	<b>APPENDIX II</b> .....	<b>30</b>
	<b>APPENDIX III</b> .....	<b>35</b>
	<b>APPENDIX IV</b> .....	<b>140</b>

## List of Figures

---

<i>Fig. 1 – Home Farmhouse</i> .....	3
<i>Fig. 2 – Location – Abbeycwmhir</i> .....	5
<i>Fig. 3 – Location – Home Farmhouse (red)</i> .....	5
<i>Fig. 4 – Tithe Map of 1839</i> .....	10
<i>Fig. 5 – Phased ground floor plan</i> .....	14
<i>Fig. 6 – 1887 6 Inch to One Mile, OS</i> .....	27
<i>Fig. 7 – 1902 6 Inch to One Mile, OS</i> .....	28
<i>Fig. 8 – 1948 6 Inch to One Mile, OS</i> .....	29
<i>Fig. 9 – Ground floor plan</i> .....	31
<i>Fig. 10 – Cellar Plan</i> .....	32
<i>Fig. 11 – Section A-A</i> .....	33
<i>Fig. 12 – Section B-B</i> .....	34

## List of Plates

---

Plate 1 – View south-east, showing $\frac{3}{4}$ view of Home Farmhouse .....	36
Plate 2 – View north-east, showing Home Farm .....	36
Plate 3 – Nadir view, showing Home Farmhouse .....	37
Plate 4 – View north-west, showing Home Farm and Abbeycwmhir .....	37
Plate 5 – View south-east, showing Home Farmhouse .....	38
Plate 6 – View south-east, showing Home Farmhouse .....	38

Plate 7 – View east, showing west elevation. ....	39
Plate 8 View north-east, showing $\frac{3}{4}$ view of south and west elevations.....	39
Plate 9 – View east, showing west elevation. ....	40
Plate 10 – View east, showing projected window panel. ....	40
Plate 11 – View east, showing tooling of masonry window jamb. ....	41
Plate 12 – View east, showing reused moulded masonry from abbey ruins.....	41
Plate 13 – View east, showing reused moulded masonry from abbey ruins.....	42
Plate 14 – View east, showing west elevation. ....	42
Plate 15 – View east, showing west elevation. ....	43
Plate 16 – View east, showing reused moulded masonry from abbey ruins.....	43
Plate 17 – View north, showing south return of wing. ....	44
Plate 18 – View north, showing false voussoir window or doorway head reused as quoin.....	44
Plate 19 – View north, showing false voussoir window or doorway head reused as quoin.....	45
Plate 20 – View east, showing west elevation of wing.....	45
Plate 21 – View east, showing keying in of masonry. ....	46
Plate 22 – View east, showing keying in of masonry. ....	46
Plate 23 – View east, showing windows of wing. ....	47
Plate 24 – View north, showing plinth to north end of west elevation of wing.....	47
Plate 25 – View east, showing cluster colonnettes recovered from abbey ruins.. ....	48
Plate 26 – View east, showing reused pecked sandstone blocks. ....	48
Plate 27 – View east, showing reused sandstone voussoir. ....	49
Plate 28 – View east, showing reused sandstone voussoir. ....	49
Plate 29 – View east, showing reused sandstone voussoir. ....	50
Plate 30 – View east, showing reused sandstone voussoir. ....	50
Plate 31 – View east, showing reused sandstone voussoir. ....	51
Plate 32 – View east, showing reused sandstone voussoir. ....	51
Plate 33 – View north, showing false voussoir window or doorway head reused as quoin.....	52
Plate 34 – View north-east, showing reused masonry as quoins. ....	52
Plate 35 – View east, showing first floor window. ....	53
Plate 36 – View south-east, showing $\frac{3}{4}$ view of north and west elevations.....	53
Plate 37 – View south-east, showing north and west elevations.....	54
Plate 38 – View south, showing north elevation. ....	54
Plate 39 – View south, showing north elevation of wing.....	55
Plate 40 – View south, showing inserted window and earlier doorway jambs. ....	55
Plate 41 – View south, showing reused voussoir.....	56
Plate 42 – View south, showing pintle for gate. ....	56
Plate 43 – View east, showing north elevation of north extension. ....	57
Plate 44 – View south-west, showing east elevation. ....	57
Plate 45 – View west, showing east elevation. ....	58
Plate 46 – View west, showing east elevation. ....	58
Plate 47 – View south, showing north elevation of rear wing and W/C extension.....	59
Plate 48 – View west, showing east elevation of north extension. ....	59
Plate 49 – View west, showing east elevation of wing.....	60
Plate 50 – View west, showing date stone to east elevation of wing. ....	60
Plate 51 – View west, showing east elevation. ....	61
Plate 52 – View west, showing reused masonry from abbey ruins. ....	61
Plate 53 – View west, showing east elevation of rear wing. ....	62
Plate 54 – View west, showing blocking of cellar ventilation window.....	62
Plate 55 – View south-west, showing gudgeon of former gate.....	63

Plate 56 – View north, showing south elevation. ....	63
Plate 57 – View north, showing reused colonnette capitals. ....	64
Plate 58 – View north, showing south elevation. ....	64
Plate 59 – View north, showing south elevation. ....	65
Plate 60 – View north, showing cellar doorway.....	65
Plate 61 – View north, showing windows. ....	66
Plate 62 – View north, showing mortice to door frame.....	66
Plate 63 – View north, showing mortice to door frame.....	67
Plate 64 – View north, showing door.....	67
Plate 65 – Door graffiti – RH 1837.....	68
Plate 66 – Door graffiti – TW 1884. ....	68
Plate 67 – Door graffiti – HR.....	69
Plate 68 – Door graffiti – J E.....	69
Plate 69 – View east, showing entrance hall. ....	70
Plate 70 – View west, showing entrance hall. ....	70
Plate 71 – View south, showing doorway to dining room. ....	71
Plate 72 – View north, showing doorway to living room. ....	71
Plate 73 – View east, showing doorway to cellar. ....	72
Plate 74 – View south-east, showing dining room. ....	72
Plate 75 – View south-west, showing dining room. ....	73
Plate 76 – View north-west, showing dining room. ....	73
Plate 77 – View north-east, showing dining room. ....	74
Plate 78 – View north, showing beaded boxing of transverse beam in dining room. ....	74
Plate 79 – View south-east, showing fireplace in dining room.....	75
Plate 80 – View south, showing deep splay of window.....	75
Plate 81 – View south-east, showing parlour.....	76
Plate 82 – View north-east, showing parlour.....	76
Plate 83 – View north-west, showing parlour.....	77
Plate 84 – View south-west, showing parlour.....	77
Plate 85 – View north, showing cornice in parlour. ....	78
Plate 86 – View east, showing cornice in parlour. ....	78
Plate 87 – View north, showing doorway to dining room. ....	79
Plate 88 – View east, showing window panelling. ....	79
Plate 89 – View east, showing window panelling. ....	80
Plate 90 – View east, showing doorway to utility. ....	80
Plate 91 – View north, showing fireplace in parlour.....	81
Plate 92 – View east, showing utility room. ....	81
Plate 93 – View north-west, showing utility room. ....	82
Plate 94 – View south-east, showing utility room. ....	82
Plate 95 – View east, showing cupboard in utility room. ....	83
Plate 96 – View east, showing back stair to first floor.....	83
Plate 97 – View north-west, showing living room.....	84
Plate 98 – View south-west, showing living room.....	84
Plate 99 – View south-east, showing living room.....	85
Plate 100 – View north-east, showing living room.....	85
Plate 101 – View south, showing splay of window.....	86
Plate 102 – View east, showing salting stone (imported) reused as hearth stone. ....	86
Plate 103 – View south-east, showing kitchen. ....	87
Plate 104 – View north-west, showing kitchen. ....	87

Plate 105 – View south-west, showing kitchen. ....	88
Plate 106 – View north-east, showing kitchen. ....	88
Plate 107 – View west, showing fireplace in kitchen. ....	89
Plate 108 – View east, showing main stair.....	89
Plate 109 – View east, showing main stair.....	90
Plate 110 – View west, showing first floor landing.....	90
Plate 111 – View north-east, showing first floor landing.....	91
Plate 112 – View south-east, showing first floor landing.....	91
Plate 113 – View east, showing main stair.....	92
Plate 114 – View north, showing doorway to front wing bedroom. ....	92
Plate 115 – View north, showing doorway to rear wing bedroom. ....	93
Plate 116 – View north-west, showing front wing bedroom.....	93
Plate 117 – View north-west, showing front wing bedroom.....	94
Plate 118 – View south-east, showing front wing bedroom.....	94
Plate 119 – View south-west, showing front wing bedroom.....	95
Plate 120 – View north-east, showing rear wing bedroom. ....	95
Plate 121 – View south-east, showing rear wing bedroom.....	96
Plate 122 – View south-west, showing rear wing bedroom.....	96
Plate 123 – View north-west, showing rear wing bedroom. ....	97
Plate 124 – View west, showing vent to former fireplace in rear wing bedroom. ....	97
Plate 125 – View south, showing boxing to south of rear wing bedroom. ....	98
Plate 126 – View east, showing bathroom. ....	98
Plate 127 – View west, showing bathroom. ....	99
Plate 128 – View south, showing first floor corridor. ....	99
Plate 129 – View north, showing first floor corridor. ....	100
Plate 130 – View south-east, showing middle bedroom. ....	100
Plate 131 – View north-east, showing middle bedroom. ....	101
Plate 132 – View north-west, showing middle bedroom. ....	101
Plate 133 – View south-west, showing middle bedroom. ....	102
Plate 134 – View east, showing chimney breast and window of middle bedroom.....	102
Plate 135 – View north, showing door of middle bedroom.....	103
Plate 136 – View south-east, showing south bedroom. ....	103
Plate 137 – View north-east, showing south bedroom. ....	104
Plate 138 – View north-west, showing south bedroom. ....	104
Plate 139 – View south-west, showing south bedroom. ....	105
Plate 140 – View south-east, showing view to abbey from south bedroom.....	105
Plate 141 – View north, showing doorway to landing.....	106
Plate 142 – View east, showing doorway to rear landing.....	106
Plate 143 – View north-east, showing rear landing. ....	107
Plate 144 – View south-west, showing rear landing.....	107
Plate 145 – View north, showing rear stair.....	108
Plate 146 – View west, showing stair to second floor. ....	108
Plate 147 – View north, showing boxing of truss.....	109
Plate 148 – View east, showing stair well. ....	109
Plate 149 – View south, showing second floor landing. ....	110
Plate 150 – View north, showing second floor landing. ....	110
Plate 151 – View north, showing doorway to attic space. ....	111
Plate 152 – View south, showing doorway to store room.....	111
Plate 153 – View south-west, shoring store room. ....	112

Plate 154 – View north-east, showing store room. ....	112
Plate 155 – View north-east, showing Truss 3. ....	113
Plate 156 – View south, showing corridor from second floor landing. ....	113
Plate 157 – View south, showing second floor corridor. ....	114
Plate 158 – View north, showing second floor corridor. ....	114
Plate 159 – View north-west, showing store room. ....	115
Plate 160 – View north-east, showing store room. ....	115
Plate 161 – View south, showing store room. ....	116
Plate 162 – View north, showing boxed truss. ....	116
Plate 163 – View east, showing door to store room. ....	117
Plate 164 – View north, showing door to store room. ....	117
Plate 165 – View east, showing doorway to rear store room. ....	118
Plate 166 – View east, showing rear store room. ....	118
Plate 167 – View west, showing rear store room. ....	119
Plate 168 – View south, showing upper half of Truss 4. ....	119
Plate 169 – View south-east, showing lower half of Truss 4. ....	120
Plate 170 – View west, showing lower half of Truss 4. ....	120
Plate 171 – View south, showing apex of Truss 4. ....	121
Plate 172 – View south, showing pegged and nailed studs of Truss 4. ....	121
Plate 173 – View south-west, showing collar joint of Truss 4. N.B. decay. ....	122
Plate 174 – View south, showing top of Truss 3. ....	122
Plate 175 – View south, showing ridge and common rafters of Bay 4. ....	123
Plate 176 – View north-west, showing cross-wall and chimney of wing. ....	123
Plate 177 – View north, showing empty mortice in tie beam of Truss 4. ....	124
Plate 178 – View east, showing stairs to cellar. ....	124
Plate 179 – View west, showing stairs to cellar. ....	125
Plate 180 – View south, showing remains of Phase I transverse beam. ....	125
Plate 181 – View south-west, showing Cell A. ....	126
Plate 182 – View north-west, showing Cell B. ....	126
Plate 183 – View south-east, showing Cell B. ....	127
Plate 184 – View south, showing Cell B. ....	127
Plate 185 – View north, showing mortice for barefaced soffit tenon with diminished haunch. N.B. remains of tenon. ....	128
Plate 186 – View south, showing ventilation window to Cell B. ....	128
Plate 187 – View south, showing ventilation window to Cell B. ....	129
Plate 188 – View east, showing flagstone floor with red paver drainage channel to Cell B. ....	129
Plate 189 – View south-east, showing Cells C and D. ....	130
Plate 190 – View south-east, showing Cells C and D. ....	130
Plate 191 – View north-east, showing Cells C and D. ....	131
Plate 192 – View north-west, showing Cells C and D. ....	131
Plate 193 – View north-east, showing Cell E. ....	132
Plate 194 – View south-west, showing Cell E. ....	132
Plate 195 – View east, showing blocked ventilation window. ....	133
Plate 196 – View north, showing oak transverse beam between Cells B and C. ....	133
Plate 197 – View west, showing joint in masonry relating to south extension. ....	134
Plate 198 – View north, showing joint in masonry relating to south extension. ....	134
Plate 199 – View west, showing lathe-and-plaster ceiling of Cell D. ....	135
Plate 200 – View south-east, showing hearth of parlour. ....	135
Plate 201 – View north, showing chisel cut assembly marks in Cell D. ....	136



Plate 202 – View north, showing pit and circular sawn timbers in Cell D. ....	136
Plate 203 – View west, showing pit and circular sawn timbers in Cell D. ....	137
Plate 204 – View south, showing external doorway.....	137
Plate 205 – View south, showing door hinge. ....	138
Plate 206 – View north-east, showing ceiling of Cell D. ....	138
Plate 207 – Application acceptance of Mr. Fred Hamer to Home Farm, 3 <sup>rd</sup> February 1955. ....	139

## **Acknowledgements**

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With thanks to the Mel Walters of the Abbeycwmhir Heritage Trust for commissioning this historic buildings record, and to Mel and Anita Hamer for their hospitality and support with the investigations. Julian Lovell for proof-reading the report and providing invaluable feedback on the history of Abbeycwmhir and its families.

## **Abbreviations**

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HER	- Historic Environment Record.
LPA	- Local Planning Authority.
NGR	- National Grid Reference.
NMR	- National Monuments Record.
OS	- Ordnance Survey.

All other abbreviations will be referred to in text.

## **Project Team**

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**Ross Cook FSA** – A buildings archaeologist and dendrochronologist with a background in archaeology and buildings conservation. He has undertaken archaeological fieldwork throughout Wales and has also worked to produce detailed surveys of a wide range of Scheduled Ancient Monuments and Listed Buildings throughout Wales and England; this has included Neath Abbey, Llansteffan Castle, Tretower Castle, Cilgerran Castle, Newport Castle Pembrokeshire, Picton Castle, and Brymbo Ironworks. Ross is the Cathedral Archaeologist to St Davids Cathedral, and Consultant Archaeologist to Christchurch Priory, Dorset. He previously worked for the Royal Commission on the Ancient and Historical Monuments of Wales as a Historic Buildings Investigator (Archaeology), where he recorded buildings and Monuments, and provided advice on historic buildings at a national level. Currently he is involved with project work with Cadw, The Brymbo Heritage Group, and The Buildings of Medieval and Ottoman Palestine Research Project.

Ross also works as an Associate Dendrochronologist with the Oxford Dendrochronology Laboratory, through which he has undertaken work on sites such as Hampton Court Palace, Winchester Cathedral, Queens House Greenwich, The Tower of London, Christ Church and Magdalen College Oxford, Llwyn Celyn (Mons), and many other smaller listed buildings and scheduled sites throughout Wales and England.

ArchaeoDomus Archaeological & Heritage Services is the trading name of Ross Cook, an affiliate member of the Cifa, and adheres to the Cifa codes of conduct.

In November 2022, Ross was elected a Fellow of the Society of Antiquaries.

Cert. in Buildings Archaeology – University of Sussex, CCE.

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## Home Farmhouse, Abbeycwmhir, Powys

### Level 2 Historic Buildings Record

#### Summary

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*ArchaeoDomus were commissioned by the Abbeycwmhir Heritage Trust to undertake a Level 2 Historic Buildings Record of the Home Farmhouse, Abbeycwmhir, Powys. The aim of this work has been to produce a record of the building and to understand its development and phasing to help determine its origin and use.*

*The Historic Buildings Record was undertaken on 21<sup>st</sup> September 2022 and concluded 15<sup>th</sup> November 2022. The results of this work have been this Level 2 Historic Buildings Record, including interpreted drawings and a photographic archive.*

*The programme of investigation and recording have shown that the first four phases of development are those of the Fowler family and illustrate their changing fortunes at Abbeycwmhir. The house was originally constructed by William Fowler after his acquisition of the estate in 1562, when he built a new house with cross-wing on the rising ground overlooking the abbey ruins. The house remained the primary residence of the estate until its destruction by Parliamentary forces in the Civil War (1642-1651). Rather than rebuild, Robert Fowler chose to construct a new house some 1.5km to the east, called Devannor. After an extended period of abandonment, the house was rebuilt around 1700, reusing the surviving cellar and upstanding walls, meaning it retained the earlier plan of the William Fowler house. Absenteeism set off a period of decline on the estate, after the death of Edward Fowler in 1722, which caused the house to fall into a state of disrepair. By 1796, a painting by Heriot shows the south elevation of the house as it can be seen today, demonstrating the house was substantially repaired and extended in the late-18<sup>th</sup> century. A decade later, substantial repairs were again made to the house, largely rebuilding the east wall and the wing. By this time, the house was functioning as a farmhouse, or at least a farm managers house, occupied by the Lewis family. The house continued as a land agents house through much of the 19<sup>th</sup> century, and appears to have undergone a refit sometime around the mid-century, perhaps when the model farm was built by the Philips family in the late 1860s. The first 'farmer' is recorded as in residence by the 1891 census, which completed the transition of gentry to farm residence.*

*Home Farmhouse represents the changes in the social and political landscape in Wales seen during the 16<sup>th</sup> century, with the establishment of a new class of gentry, defined by their political allegiance to the crown of England. Its fortunes are not typical of a house of its size and status, with periods of decline robbing the later houses of almost all its earlier identity. However, its evolution and decline in status from house of the lesser gentry in the 16<sup>th</sup> century to archetypal 19<sup>th</sup> century farmhouse, is a common story throughout Wales. Both were the centre of daily life and played a significant role in the shaping of Wales and the Welsh identity from the 16<sup>th</sup> century onwards. Home Farmhouse is a good example of the rise and fall in the fortunes of these houses, and despite its destruction and subsequent reconstruction, it retained its plan and some small elements of the 16<sup>th</sup> century house to make its origins understood. In recent years houses such as this have become recognised for their historic interest and contribution to the landscapes of rural Wales.*

## Ffermdy Cartref, Abaty Cwm-hir, Powys

Cofnod Adeiladau Hanesyddol Lefel 2

### Crynodeb

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Comisiynwyd ArchaeoDomus gan Dreftadaeth Abbeycwmhir yn ymgymryd â Chofnod Adeiladau Hanesyddol Lefel 2 o'r Ffermdy Cartref, Abbeycwm-hir, Powys. Nod y gwaith hwn oedd cynhyrchu cofnod o'r adeilad a deall ei ddatblygiad a'i ddileu'n raddol er mwyn helpu i bennu ei darddiad a'i ddefnydd.

Cynhaliwyd y Cofnod Adeiladau Hanesyddol ar 21 Medi 2022 gan orffen 15 Tachwedd 2022. Canlyniadau'r gwaith hwn oedd Cofnod Adeiladau Hanesyddol Lefel 2 hwn, gan gynnwys lluniadau wedi eu dehongli ac archif ffotograffig.

Mae'r rhaglen ymchwilio a chofnodi wedi dangos mai'r pedwar cam cyntaf o ddatblygiad yw rhai teulu'r Fowler ac yn dangos eu ffortiwn sy'n newid yn Abbeycwmhir. Adeiladwyd y tŷ yn wreiddiol gan William Fowler ar ôl iddo gael ei gaffael ar yr ystâd ym 1562, pan adeiladodd dŷ newydd gyda chroesadain ar y tir sy'n codi yn edrych dros adfeilion yr abaty. Parhaodd y tŷ yn brif breswylfa'r ystâd nes iddo gael ei ddinistrio gan luoedd y Senedd yn y Rhyfel Cartref (1642-1651). Yn hytrach nag ailadeiladu, dewisodd Robert Fowler adeiladu tŷ newydd rhyw 1.5km i'r dwyrain, o'r enw Devannor. Ar ôl cyfnod estynedig o roi'r gorau iddi, ailadeiladwyd y tŷ tua 1700, gan aildefnyddio'r seler a'r waliau sefydlog sydd wedi goroesi, sy'n golygu ei fod yn cadw cynllun cynharach tŷ William Fowler. Gosododd absenoldeb gyfnod o ddirywiad ar yr ystâd, ar ôl marwolaeth Edward Fowler yn 1722, a achosodd i'r tŷ syrthio i gyflwr adfail. Erbyn 1796, mae paentiad gan Heriot yn dangos drychiad deheuol y tŷ fel y gellir ei weld heddiw, gan ddangos bod y tŷ wedi'i atgyweirio'n sylweddol a'i ymestyn ar ddiwedd y 18fed ganrif. Ddegawd yn ddiweddarach, gwnaed y gwaith atgyweirio sylweddol i'r tŷ unwaith eto, gan ailadeiladu'r wal ddwyreiniol a'r asgell i raddau helaeth. Erbyn hyn, roedd y tŷ yn gweithio fel ffermdy, neu o leiaf dŷ rheolwyr fferm, wedi'i feddiannu gan deulu Lewis. Parhaodd y tŷ fel tŷ asiantau tir trwy ran helaeth o'r 19eg ganrif, ac ymddengys iddo gael ei ail-wampio rywbryd tua chanol y ganrif, efallai pan adeiladwyd y fferm fodel gan deulu'r Philipiaid ar ddiwedd y 1860au. Cofnodir i'r 'ffermwr' cyntaf fod yn breswyl erbyn cyfrifiad 1891, a gwblhaodd bontio bonedd i breswylfa fferm.

Mae Ffermdy Abaty yn cynrychioli'r newidiadau yn y dirwedd gymdeithasol a gwleidyddol yng Nghymru a welwyd yn ystod yr 16eg ganrif, gyda sefydlu dosbarth newydd o fonedd, a ddiffinnir gan eu teyrngarwch gwleidyddol i goron Lloegr. Nid yw ei ffawd yn nodweddiadol o dŷ o'i faint a'i statws, gyda chyfnodau o ddirywiad yn duyn tai diweddarach bron ei holl hunaniaeth gynharach. Fodd bynnag, mae ei esblygiad a'i dirywiad mewn statws o dŷ'r bonedd llai yn y 16eg ganrif hyd at ffermdy Archetypal o'r 19eg ganrif, yn stori gyffredin ledled Cymru. Roedd y ddau yn ganolbwynt bywyd bob dydd ac yn chwarae rhan bwysig yn y gwaith o lunio Cymru a'r hunaniaeth Gymreig o'r 16eg ganrif ymlaen. Mae Ffermdy Abaty yn enghraifft dda o'r cynnydd a'r cwmp yn ffawd y tai hyn, ac er gwaethaf ei ddinistr a'i ailadeiladu wedi hynny, cadwodd ei gynllun a rhai elfennau bach o'r tŷ o'r 16eg ganrif i wneud i'w wreiddiau ddeall. Yn y blynyddoedd diwethaf mae tai fel hyn wedi cael eu cydnabod am eu diddordeb hanesyddol a'u cyfraniad i dirweddau cefn gwlad Cymru.

## 1 INTRODUCTION

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### 1.1 General

- 1.1.1 ArchaeoDomus were commissioned to undertake a Level 2 Historic Buildings Record of Home Farmhouse at Home Farm, Abbey Cwmhir (hereafter also referred to as ‘the site’ or ‘building’). This work forms part of a larger programme of investigation and recording of the former Abbey Cwmhir Estate and its holdings, and the history of the medieval Abbey and its precinct. The Abbeycwmhir Heritage Trust have commissioned this project.



*Fig. 1 – Home Farmhouse*

### 1.2 Background

- 1.2.1 The Abbeycwmhir Heritage Trust aims to better understand and advance the historical understanding of the Abbey and lands at Cwmhir. The Trust collaborates with Cadw, CPAT, the Sacred Landscapes Arts & Humanities Research Council, and other heritage organisations and specialists to help achieve their goal of ‘Demystifying Cwmhir Abbey’.
- 1.2.2 The Trust have engaged ArchaeoDomus to record and investigate Home Farmhouse, to provide information on the property’s origins and development.
- 1.2.3 This work has been paid for by the Sacred Landscapes of Medieval Monasteries Project which is funded by Arts and Humanities Research Council.
- 1.2.4 The house is Grade II listed (83096) as a farmhouse retaining its 19<sup>th</sup> century form, which has important associations with the Abbey Ruins.

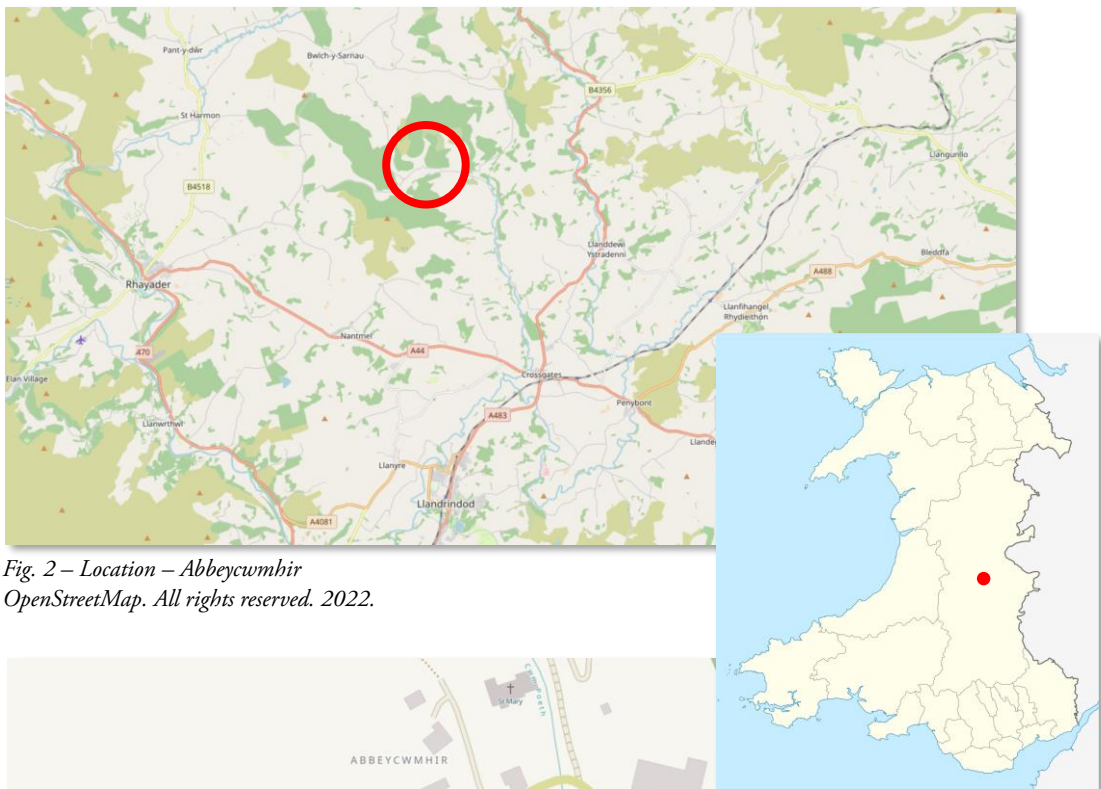
### **1.3 Fieldwork**

- 1.3.1 The fieldwork was commenced on 21<sup>st</sup> September 2022 and concluded 15<sup>th</sup> November 2022. This was undertaken in accordance with the guidance laid down by the Chartered Institute for Archaeologists, *CIFA Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings* (2014; updated 2020), and Historic England's *Understanding Historic Buildings: A guide to good practice* (2016).
- 1.3.2 This report documents the results of the Historic Buildings Record and presents an assessment of the building's development and use.

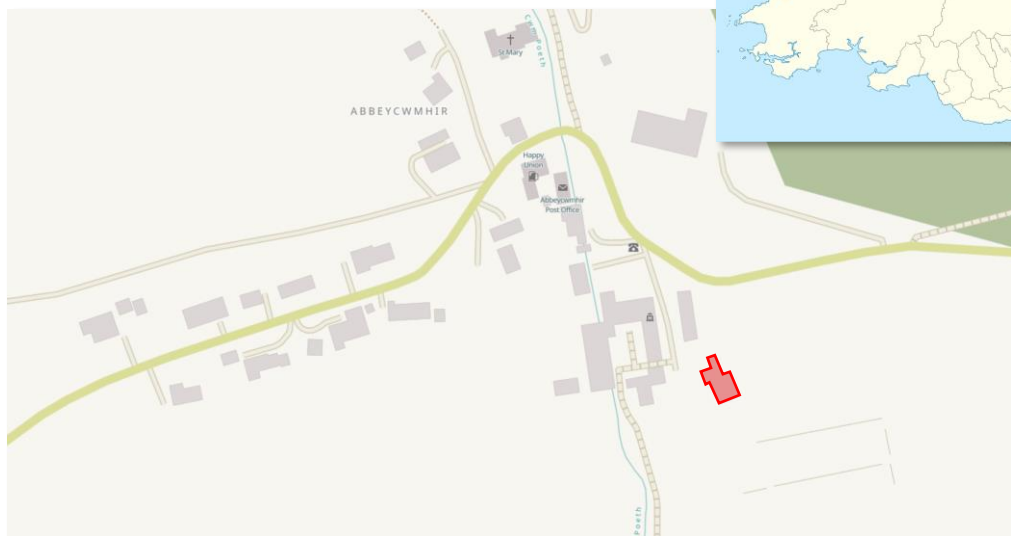
## 2 SITE AND LOCATION

### 2.1 General

- 2.1.1 The farmhouse is located at the south-east of the farmyard of Home Farm, and the southern bounds of the village of Abbeycwmhir, in the county of Powys. Immediately to the south and east the house is bounded by ruins of Cwmhir Abbey, and to the west by its farmyard and open field. The north of the farmyard is bounded by an unclassified road (USRN: 30907486). The Hall, the former estate house of Abbeycwmhir, lies 100m to the north, and the nearest place of worship, St Mary Virgin, 185m north-west. The farm sits at 276m above sea level and is centred around NGR SN SO 05504 71139 / 52°19'49"N 003°23'17"W / What3Words masterpiece.swept.vote.



*Fig. 2 – Location – Abbeycwmhir  
OpenStreetMap. All rights reserved. 2022.*



*Fig. 3 – Location – Home Farmhouse (red).  
OpenStreetMap. All rights reserved. 2022.*

## **2.2 Geology**

- 2.2.1 The underlying geology is formed of a mudstone known as the Yr Allt Formation (BGS) with Till, Devensian – Diamicton superficial deposits recorded (BGS). The local soil type is a freely draining acid loamy soil (UKSO) and classified as Umbrisols the world reference base (UKSO).



## 3 HISTORICAL BACKGROUND

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### 3.1 Introduction

3.1.1 This historical background has been produced using readily available sources and materials.

### 3.2 Historical Background

3.2.1 The earliest known history of the area belongs to the Cistercians, who are reputed to have formed an early settlement in 1143 at what appears to have been a previously uninhabited location. The abbey was then formally established in 1176 by Cadwallon ap Madog, ruler of Maelienydd, with monks from Whitland.

3.2.2 In 1200, the abbey found a new patron in Roger Mortimer of Wigmore, marcher lord and conqueror of Maelienydd, who issued it with a charter. The issue of a charter was then repeated in 1214 by King John, and again in 1232 by Henry III ('the Lionheart'). It is around this time that the first named references to the area come, when it is referred to as *Kwmhir* and *Cumbyr* respectively, meaning the 'long valley'.

3.2.3 Following the death of Llywelyn ap Gruffudd at the Battle of Orewin Bridge in Builth Wells, the late Prince was laid to rest at Abbey Cwmhir in 1282, helping to enhance the importance of the site.

3.2.4 The *Taxatio* of 1291, valued the Abbey at £35 12s 0d, which largely reflects its income from sheep farming and the woollen trade, a major source of income in medieval Wales and England.

3.2.5 In 1402, Owain Glyndwr's forces partially destroyed the abbey church, ultimately an act from which it would never fully recover. This was made evident when only three monks were recorded here at the time of the Dissolution in 1535.

3.2.6 With Dissolution in 1535, the Abbey and its lands passed into crown possession. The lands were subsequently let by the king to John Turner in 1538, who had previously been responsible for their administration under the crown. In the same year, the rent was recorded as £18 13s. 4d.

3.2.7 A grant in 1546 passed the abbey estate to John Williams and Walter Hendley, which held an annual value of £11 2s. Just a year later, Henry makes a grant of the land to George Owen and John Bridges, now with an annual value of £19 15s. 2d.

3.2.8 Two years later, in 1548, Edward VI dispossesses George Owen, and grants the land to John Williams. Williams dies in 1558, passing the lands to his brother, Nicholas.

3.2.9 In 1560, the lands were acquired from Nicholas Williams by William Fowler, Provost of Shrewsbury, whose family would hold the estate until 1822. The Fowler's main estate was at

Harnage Grange in Shropshire, with a number of other estates held in five counties. As such, the estate at Abbeycwmhir was never the centre of their activities and was predominantly occupied by junior members of the family.

- 3.2.10 A new house was built in the 16<sup>th</sup> century by William Fowler, which was then destroyed by Parliamentarians in 1644 during the Civil War. Following its destruction, Richard Fowler, sometime Sheriff of Radnorshire, built two new houses for the estate in between 1650-70, called Devannor (Ty Faenor) and Brondrefawr. The former was constructed on an elevated hillside overlooking the road some 1.5km to the east of the original house, and the latter several miles to the north. Shortly after, in about 1680, Fowler built a new church, which was constituted as a chapelry of Llanbister.
- 3.2.11 In 1564, a comment was made in a letter written by Fowler regarding ‘my poore howse in Cwmhir’, and was probably in reference to an earlier house.
- 3.2.12 After the death of Edward Fowler in 1722, the estate entered a prolonged period of absentee neglect.
- 3.2.13 In 1822, the estate was sold to Thomas Wilson, a London businessman. Wilson commissioned a new estate house, which was built to the north of the abbey and was completed by 1833.
- 3.2.14 Estate records, compiled in 1822, show that Edward Lewis had lease of the ‘Farm’ in 1812, at a rent of £300 per annum. This later records E. Lewis as needing to undertake ‘Repairs necessary to be done under the Lease by the Tenant of Abbey Farm’, which had an estimated costs to the house, offices and farm building, of £171 5s. 6d.
- 3.2.15 The estate was sold again in 1837, to the Philips family.
- 3.2.16 The 1841 Census does not record an Abbey Farm, but records a property as ‘Abbey’, which is almost certainly the Abbey Farm. It was occupied by Jane Lewis (74) and William Lewis (30) who are both recorded as living of independent means. They have one female servant, Sarah Evans (45).
- 3.2.17 Abbey Farm does not appear on the 1851 Census, and is probably one of a number of dwellings unnamed and registered as ‘One House Uninhabited’.
- 3.2.18 In 1861, the Census records the occupants of Abbey Farm. The head of the household is Ralph Robinson (58), a widower who is a Land Agent, presumably to the Abbey Cwmhir Estate. He lives there with his three daughters, Sarah (30), Ann (28) and Mary (22), and one son, Henry (22). The eldest two daughters are listed as Agents Daur., and the youngest a Dress Maker, and Henry as a Farm Bailiff.
- 3.2.19 In 1866, George Henry Philips commissioned a new church, and the in following year a new estate house, replacing or substantially altering that built by Wilson. The house and church were designed by architects and land surveyors Poundley & Walker, who had offices in Kerry and

Liverpool. They specialised in the design of model farms, and were probably responsible for the farm buildings of Home Farm as remaining today, and a number of other buildings in the village.

- 3.2.20 By the 1871 Census, Henry (33) had replaced his father as head of the household and Agent, living in Abbey House. He is living with his wife, Sarah (32), and their four daughters, Mary Jane (7), Anne Elizabeth (6), Lucy (2) and Ageliga (1 month) , and one son, Ralph Henry (1). They have one General Servant, Sarah Lucas (19).
- 3.2.21 By 1881, the Robinsons had moved on, and Abbey House was then occupied by Richard Hawkins (51), an Estate Agent, and his wife, Mary (45), and their daughter, Rose (21).
- 3.2.22 The 1891 Census records Home Farm for the first time. The head of the household was Edward Price (60), a farmer. With him lived his wife, Anne (60), and their son, James (24), and daughter, Lucy (22). With them were William Preece (19) and Benjamin Bound (18), both Agricultural Labourers.
- 3.2.23 In 1901, the Census records just two occupants at Home Farm. Fred Hook (36), the Farm Manager, and his wife, Nelly (35).

### **3.3 Cartographic**

- 3.3.1 The earliest map to show a building in the location of the farmhouse is the Ordnance Survey Surveyors Map of 1817 by Thomas Budgen. It shows a building with a wing to its north end, with a second, large building to its north-west.
- 3.3.2 The Ordnance Survey First Series Map of 1833 shows Abbey Farm, though the buildings appear less clear.
- 3.3.3 The Golon and Cefnpawl Tithe Map of 1839 (**Fig. 4**) present Abbeycwmhir before the construction or completion of the new hall. It presents the house with a narrow wing to its the east at southern end, and a projecting wall from the centre of the west elevation.
- 3.3.4 The First, Second, and Third Edition 6-inch Ordnance Survey maps of 1887, 1902, and 1948 (**Figs. 6-8**), all show the farmhouse conforming to its current footprint.



*Fig. 4 – Tithe Map of 1839.  
Sourced from Llyfrgell Genedlaethol Cymru / National Library of Wales web pages*

## 4 AIMS AND OBJECTIVES

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### 4.1 Historic Buildings Record

4.1.1 The aim of the buildings record is to produce an illustrated and written account of the buildings development to support the aims of the Abbeycwmhir Heritage Trust.

4.1.2 The aims of a programme of buildings investigation are defined by the CIfA (2014, updated 2020: 3) as:

*A programme of archaeological building investigation and recording will determine, as far as is reasonably possible, the nature of the archaeological resource associated with a specified building, structure or complex. It will draw on existing records (both archaeological and historical sources) and fieldwork. It will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct, Code of approved practice for the regulation of contractual arrangements in archaeology, and other relevant by-laws of the CIfA. The programme will result in the production of drawings, an ordered accessible archive and a report.*

4.1.3 Produce a descriptive, drawn and photographic record of Home Farm to support the understanding and development of the property to the Abbeycwmhir Heritage Trust.

4.1.4 The results of the investigation and report will aim

*'to seek a better understanding, compile a lasting record, analyse the findings/record, and then disseminate the results.'* (CIfA 2014: 3)

### 4.2 Report and Archive

4.2.1 To communicate the results of the archaeological investigation to the client in the form of an illustrated report, and to provide digital copies to the Regional HER and the NMRW.

4.2.2 To prepare a digital archive of the projects report, photographic archive, all drawn elements for deposition with the National Monuments Record of Wales, and the Regional HER held by the Clwyd Powys Archaeological Trust.

## 5 METHODOLOGY

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### 5.1 Introduction

- 5.1.1 All archaeological works have been conducted by a qualified archaeologist in accordance with the *Standards and Guidance for Recording Historic Buildings and Structures* (2014; updated 2020) from the Chartered Institute for Archaeologists.

### 5.2 Measured Survey and Drawn Record

- 5.2.1 A Level 2 Historic Buildings Record, in line with Historic England *Understanding Historic Buildings; a guide to good practice* (2016), was undertaken to record the building and understand its development.
- 5.2.2 A handheld LiDAR equipped camera was used to survey internal and external spaces. This was tied into OSGB 1934 using RTK-GPS.
- 5.2.3 The interpreted plans were produced in Rhino 7.

### 5.3 Photographic Recording

- 5.3.1 A photographic record was made of the building, which included:
- ❖ General views of the building and its surroundings.
  - ❖ All elevations.
  - ❖ Detail/features of specific building elements.
  - ❖ Interior views and details.
- 5.3.2 The photographic record has been compiled into an archive, which has been appended to this report (**Appendix II**).
- 5.3.3 Photographs were taken with a Pixel 5 with 16-megapixel sensor.
- 5.3.4 All photographs have been named using the project code, in this instance AD142, which are followed by a reference and number. The reference codes used are as follows:
- ❖ HBR – Historic Buildings Record
- 5.3.5 All photographs in this report are watermarked with the photographs' name, code, and number.

## **5.4 Documentary Research**

5.4.1 Documentary research was undertaken using readily available resources with additional research aided by map regression and Tithe Map searches. Historic trade directories were used to help establish a timeline of events for the building. Further research was undertaken using unpublished and published sources.

## **5.5 Reporting**

5.5.1 This report has been written and compiled by Ross Cook, following the guidance provided by Historic England's *Understanding Historic Buildings; a guide to good practice* (2016) and the CIfA's *Standards and guidance for the archaeological investigation and recording of standing buildings or structures* (2011).

5.5.2 This report has been written in Microsoft Word and uses Adobe Garamond Pro as its typeface.

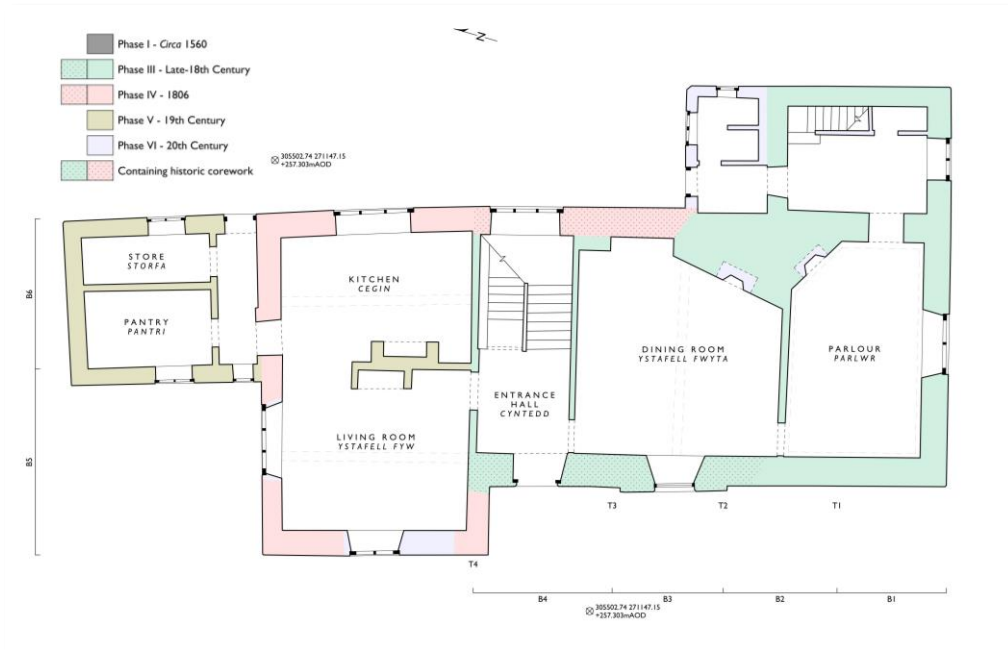
## **5.6 Health and Safety**

5.6.1 All work was carried out in accordance with the Health and Safety at Work Act 1974 and Health and Safety Advice in Archaeology (BAJR 2005).

## 6 HISTORIC BUILDINGS RECORD

### 6.1 Introduction

6.1.1 The historic buildings record was undertaken on 21<sup>st</sup> September 2022 and concluded 15<sup>th</sup> November 2022. This comprised a visual investigation, measured survey, and photographic record.



*Fig. 5 – Phased ground floor plan.*

6.1.2 The house forms part of the complex of buildings that comprise the Home Farm of the former Abbey Cwmhir Estate.

6.1.3 The complicated nature of the external masonry make it difficult to fully understand the sequence of events that led to its appearance as we see it today.

6.1.4 The scope of the historic buildings record is to provide a written, drawn, and photographic account of the buildings to a Level 2 Record as specified by Historic England (2016).

6.1.5 The drawn record is available in **Appendix I** and the photographic in **Appendix II**.

### 6.2 General

6.2.1 Home Farmhouse is constructed of a mix of local mudstone, along with sandstone and conglomerate, presumably recovered from the abbey ruins. Above ground, the masonry is bonded in lime mortar, with later lime or cementitious repointing. Below ground, the walls are bonded with an earth core and an earthbound lime mortar to their faces, which are limewashed. All sits below a slate roof. The principal elevation, facing west, is formed of the lateral wall of the house,



the gable wall of the cross-wing, and the north extension. It has seven windows, two of which are finished with dressed sandstone jambs, as is the main entrance. To the house, a panel projects the dining room and first floor corridor window forward of the main elevation. The north elevation is formed of the lateral wall of the wing and has a single window at ground floor. The east elevation is formed of the lateral wall of the house, and the gable ends of the cross-wing and rear wing, and the north extension. It houses seven windows, and a single doorway. The south elevation is formed of the gable end of the house and lateral wall of the rear wing. It has five windows and one door, all of which are finished with flat arches formed of sandstone voussoirs. Set into the apex of the gable are three colonnette capitals, recovered from the abbey. Internally, the house is formed of ten rooms and passages at ground floor, seven at first floor, five and an attic at second floor, and five cells within the cellar.

### 6.3 Phase I – *Circa* 1565 – The Elizabethan House

- 6.3.1 The earliest identifiable phase of construction dates to the period around 1565, when William Fowler bought the lands around Abbeycwmhir from the crown. This may be the house recorded as destroyed during the Civil War.
- 6.3.2 During the late-16<sup>th</sup> century, a new plan of house was beginning to emerge, clearly distinct from the medieval plan, and, significantly, adopted by the new incoming gentry in the post-Reformation and post-Act of Union period. The plan did away with the medieval tripartite arrangement of service, hall, and parlour, with the hierarchy of the plan now vertical, or over two or more storeys. This produced the storeyed cross-wing house, or L-plan, that still retained the cross-passage from which the parlour was now accessed on entry, along with the kitchen (service), and the stair at the far end of the passage from entry. The hall functioned in much the same way as the medieval hall; to receive and entertain guests, dispense any civic and parish duties, and for general daily living for the family. It was also a place for reset and where those lower down the social order would have slept.
- 6.3.3 At first floor, the arrangement would have been separated into three rooms, the first being accessed on arrival from the stairs. This was the great chamber, which occupied the area over the hall and was used for dining and entertainment on more formal occasions or for higher status visitors. As with the hall, it is where members of the household would have slept but reserved for closer members or more important guests. The wing would likely have been divided into two separate chambers, used for use by the family. The most important or distinguished guests would have been invited into the bed chamber to meet, eat, and drink.
- 6.3.4 Although later alteration and rebuilding has replaced Fowlers original house above ground level, with cells A, B, and C of the cellar being the only identified elements of this phase. Cell D has an obvious joint in the masonry of its west wall (**Plates 197-198**), where the later rebuilding and extension has then taken place.
- 6.3.5 As with most buildings of the time, the walls were constructed of local stone and bonded in earth-based mortars; the observable core was earthbound, with the masonry of the face set in a weak earth-lime mix and finished with a coat of limewash. Accounts from the 1640s refer to a house of

large stone blocks, none of which appear to be remaining on site today. It is not clear what happened to this stone, if the reports are true, but it may have been reused in other buildings on the estate, such as Devannor. This would have been an economical way to acquire new stone for construction, removing the requirement for slow and expensive quarrying.

- 6.3.6 A reused traverse beam (**Plates 180, 185**), its east end lost to rot and later pipework, once formed part of the ground floor structure, appears to remain *in situ*, and now bears the later floor. The beam carries a chamfer with run-out stops to its south face. Mortices show the joists were cut with barefaced soffit tenons with diminished haunch (**Plate 185**) and pegged into the beams, and a common joint used during the 16<sup>th</sup> and 17<sup>th</sup> centuries. Damage to the face of the timber reveals that the joists were partially sawn, then snapped to remove them, leaving the tenons behind when the house was rebuilt.

## 6.4 Phase II – Circa 1700 – Post-Civil War Rebuilding

- 6.4.1 Significant to this phase is a Parliamentary account of Royalist forces garrisoned at Abbey Cwmhir, within a ‘very strong house’ (Philips, 1874 in Austin *et al* 2022) owned by the Fowler’s, which was ‘made unusable for the future’ (ibid). There is no evidence for rebuilding immediately after the Civil War period. However, it is possible, and indeed likely, that reconstruction occurred several decades after the house was slighted, after all, the family had a new house built at Devannor.

- 6.4.2 The roof trusses that survive to Bay 4 (T3 & T4) (**Plates 168-175, 177**), are of a form seen throughout the region during the very late-17<sup>th</sup> and 18<sup>th</sup> centuries, indicating that the house was rebuilt a number of decades after its destruction. These are principal rafter trusses, with collar and both pegged and unpegged studs, are plain in form and purely functional. The identification of these trusses is important to interpreting the development of Home Farmhouse, and the recognition of this phase. Importantly, and significant to this interpretation, the roof trusses display the effects of long-term exposure to the elements, causing deterioration and partial rot to have set in to the timber. Austin & Ravest (2022) note that, from 1722, the estate was ‘subject to a long period of absentee neglect and decline in family fortunes’ (pg. 132). This period of neglect may be the cause for the deterioration of the property, the effects of which are evident in the roof trusses and lack coeval material.

- 6.4.3 The plan of the building is uncertain, but is likely to have broadly followed the arrangement of the earlier house, though with some alterations internally. The cross-passage, once open to the hall, would have been closed off to create a small entrance hall, with the stair at its rear. To the south, a parlour, and in the wing a smaller parlour and kitchen. Over these, at first floor, were the chambers, with loft occupying the second floor.

## 6.5 Phase III – Late-18<sup>th</sup> Century – Georgian Residence

- 6.5.1 The next discernible phase of construction comes during the closing decades of the 18<sup>th</sup> century, which saw much of the house rebuilt, or at least substantially repaired, after a likely period neglect. Home Farmhouse, or Abbey House as it was then, was depicted in a painting of the abbey ruin by

George Heriot, made during his travels in Wales in 1796. The painting appears to show the house with mullioned windows, but otherwise in the same form as seen today. However, the painting may not be completely faithful to life.

- 6.5.2 The evidence suggests the house underwent significant works during this phase, and largely created the house as it is seen today. It retained the plan and entrance of the last phase, but modified the internal arrangement to provide drawing room, dining room, parlour, and kitchen at ground floor, a suite of bedrooms at first floor, and service rooms and accommodation at second, much as it is today. The rooms of this period functioned in much the same way as we would understand today.
- 6.5.3 This utilised the earlier building, though heavily modified and repaired any standing masonry. A well slaked, creamy-white lime mortar with a local stone aggregate helps identify this phase, which is consistent around much of the south and west of the building.
- 6.5.4 A joint in the west wall of the cellar (**Plates 197-198**), suggests that the house was extended to the south as part of this development, creating additional space for the drawing room and the large four-storey elevation that overlooks the abbey ruins (**Plates 56-59**). It was built with neatly formed flat arched windows and doorway, using imported sandstone for the heads. The door and doorframe is original to this period (**Plates 64**), and has graffiti from the 1830s and 1880s (**Plates 64-68**).
- 6.5.5 Neatly formed sandstone door and window jambs with tooled finish were used on the principal (west) elevation for the main entrance (**Plates 10-11, 14-15**), and the windows over and to its south. The projecting panel of the west elevation placed emphasis on the dining room and broke up the long elevation.
- 6.5.6 The arrangement of the fireplaces (**Plates 74, 82**), diagonally set to the corners of the dining and drawing rooms, belongs to a period of mid- to late-Georgian replanning of earlier houses, for the provision of fireplaces to several rooms from a lateral stack.
- 6.5.7 The roof trusses (T1 & T2) clearly distinguish themselves from the previous phase, being constructed of pine in a simple A-frame form (**Plates 162**), this being of principle rafter and collar.
- 6.5.8 Whilst the first and second floor framing is hidden by plaster and boxing, the ground floors is visible from the cellar (**Plates 202-203**), and give an indication of how the others may be formed. The floor framing is constructed of both pine and oak for the beams and joists, all of which have been pit sawn.

## **6.6 Phase IV – 1806 to 1822 – Repair**

- 6.6.1 The early works of this phase are recorded by a date stone set into the east elevation of the property, into which are inscribed ‘W. L. 1806’ (**Plate 50**). It is not entirely clear why such major works were undertaken at this time, but these were extensive, rebuilding much of the east elevation of the property and part of the wing.

- 6.6.2 An mid-20<sup>th</sup> century postcard (Fig. 6) shows how the front of the property looked at this time. The windows of the wing were finished with segmental arched heads, which were latterly reused as window reveals (Plates 27-32) when the windows were enlarged in the 20<sup>th</sup> century. The voussoirs were made from sandstone, with chisel-drafted margins with punched face. To the south of the ground floor window is what appears to be a straight masonry joint in the elevation for a doorway, but it is the keying together of two separate phases of masonry.
- 6.6.3 The masonry is distinct in from that of the previous phase and incorporated a great quantity of reused stone. The south-west corner of the wing uses false-voussoir window or doorway heads (Plates 18-19, 33-34) to form the quoins, which in their original use are common in the late-18<sup>th</sup> and 19<sup>th</sup> centuries, and help to provide a *terminus post quem* for this work. The mortar used in its construction is consistent with that of the previous phase is its formulation, though it is a more distinctive white colour than the earlier.
- 6.6.4 Internally, the external walls were lath-and-plastered, giving them a smooth finish, and would have come at significant expense. The partitions and ceilings were finished in the same manner.

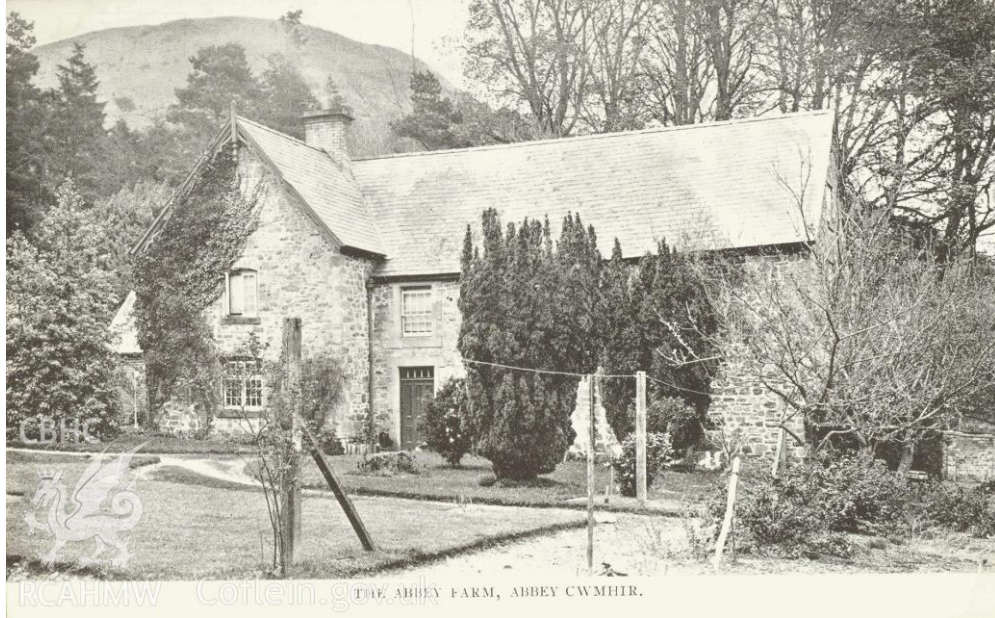
## 6.7 Phase V – 19<sup>th</sup> Century – Adaption and Alterations

- 6.7.1 The 19<sup>th</sup> century saw the house change from a middle-class residence to that of the estates land agents, and eventually a farmhouse.
- 6.7.2 During this phase, the house was remodelled between 1839 and 1887, and may have been undertaken as part of the works to construct the model farm for the estate during the 1860s. As a general scheme of refurbishment, the internal 4-panel doors, architrave, skirting, and cornice were all fitted (Plates 71-73, 85-86), and the loft was finished with bead-and-butt boarding (Plates 160-162) to create a suite of rooms for use by farm labourers and servants; all new works were in pine. The floor framing over Cell E of the cellar was replace and the remaining was strengthened, made clear by the circular sawn pine that was used contrasting to the earlier pit sawn (Plates 202-203). A doorway was inserted to the north elevation of the wing to provide access to the kitchen and dining room-come-office (Plate 40). A new brick chimney was constructed in the wing, probably replacing an earlier one in the same location, which provided heat to rooms at ground and first floor.

## 6.8 Phase VI – 20<sup>th</sup> Century

- 6.8.1 During this phase, minor alterations are made to the farmhouse as part of ongoing modernisation.
- 6.8.2 The plan largely remains the same at ground floor, with only the addition of a small extension to the east elevation for the creation of a shower room and W/C, and the conversion of the room next to this as a utility room.

- 6.8.3 The windows of the wings west elevation were altered and enlarged, which appears to have disrupted a large area of masonry in the elevation, with a new area of masonry being tied back into the existing.



*Fig. 6 – Principal elevation of Home Farm, mid-20<sup>th</sup> century.*  
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## 7 DISCUSSION

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- 7.1.1 The historic buildings record has demonstrated that Home Farm underwent a complex series of developments over the course of its 460-year history. Its original construction came during a period of great change, with the Reformation and Acts of Union disrupting the social, cultural, and political landscape of Wales. The ups and downs of its development have created a highly complex building to understand, but within this are details that provide the information required to piece together its development. Whilst this history is staggered, the building tells the story of the development of a 16<sup>th</sup> century lesser gentry house to modern farm.
- 7.1.2 The earliest house on the Abbey site was probably built during one of its early Crown grants, with the most likely candidate being John Turner, who was the first to hold the estate from 1538 to 1546. Geophysical investigations have provided some evidence that a building may exist over the east end of the abbey church, across the presbytery, which has been interpreted as the possible location of this original mansion house. Folwer's reference in 1564 to 'my poore howse in Cwmhir', is likely to refer to a predecessor house, rather than a house of a modern plan, such as that seen fossilised within Home Farmhouse. This small reference provides an insight for a plausible motive for the construction of a new house.
- 7.1.3 The first phase of development of the house was probably undertaken by William Fowler after the acquisition of the lands of Abbey Cwmhir from the crown. As with many of the new landowners of this period throughout Wales, he chose to build a new house on a virgin site to act as the principal residence of his estate. The plan of the house, despite later loss, has been fossilised in that which survives today as house and cross-wing, sub-medieval house; regionally, there were a number of houses of this form, with the best surviving being those of Llanddewi Hall, and Far Hall, which retain their original plans. This new plan of house dropped the horizontal tripartite hierarchy of the medieval period and replaced this with a vertical one, separating the higher status and more private areas of the house to the first floor. The parlour was set on entry, off the cross-passage and next to the door, with the kitchen behind this and contained within the cross wing, with a large chimney to its rear. The rest of the ground floor was occupied by a cross-passage with stairs opposite, and the hall, which retained much of the same functions as its medieval predecessor. The first floor copied the ground floor layout, with the great chamber occupying the space over the hall, and was used for the entertainment and dining of higher status guests. Within the space of the wing, were the bed chambers.
- 7.1.4 Only the cellars survive from this period, along with a solitary transverse beam. However, the information contained within them provides enough information to determine their origins. The earth mortar of the wall core, and the earthbound lime mortar of its core represent a common construction method for the 16<sup>th</sup> century, when lime was expensive and difficult to acquire in areas away from large settlements. The transverse beam is the only timber element of the building to survive from this period. Its mortices reveal that the joist carried a barefaced soffit tenon with a diminished shoulder, which were commonly used in framing in the 16<sup>th</sup> century but phasing out by the late-17<sup>th</sup>.
- 7.1.5 The survival of only a single timber from this first period is unusual, as buildings of this size and scale often survive well; they were large enough to be easily adapted as fashions changed. It is also unlikely to have originated elsewhere as there would surely be a greater number incorporated. As

such, this may be a chance survivor from the house that was recorded as having been destroyed in 1644 by Parliamentarian forces, led by Sir Thomas Myddleton. There is no doubt that the Parliamentarians came to Abbey Cwmhir, it is well recorded, with resistance being met with force.

*‘That the enemy had made them a garrison at Abbey Cwmhir, a very strong house, and built with stone of a great thickness, and the walls and outworks all very strong the house having been in former times an Abbey of its papists.... This garrison of theirs is Mr. Fowler's house, which began to be a great annoyance to us. Since which, our general having thrown down the enemy's works made the garrison unusable for the future.’* (Philips, 1874 in Austin *et al.*, 2022)

- 7.1.6 The destruction of Royalist property was common, both to restrict the use as garrisons or strongholds, but also weakened the economic or social position of the owners. In this instance, it provides plausible cause and reason for the loss of almost all fabric associated with the original house of William Fowler. In the aftermath of the Civil War, Richard Fowler chose to build a new house 1.5km to the east, called Devannor, and abandoned the original site next to the abbey ruins. This new house was very modern for the period and would be part of a group of houses that lead directly to Georgian planning and form.
- 7.1.7 After some 50-60 years of ruin, evidence suggests that the house was rebuilt in *circa* 1700, reusing the footprint and cellars of the original building. The reason for rebuilding are not entirely clear, but it may have some relation to the construction of the chapel by Sir William Fowler in 1680. The new house was probably constructed along similar ideals as Devannor, with a central entrance with stair opposite, flanked by a parlour, and hall and kitchen in the wing. The first floor would have copied the ground floor plan, providing three chambers, and the second likely being two lofts, separated by the stair.
- 7.1.8 The two surviving roof trusses from this period give evidence of this phase of the house's redevelopment, with some masonry likely surviving, though heavily altered at a later date. The two oak trusses, of a probable set of five, are of a form seen in Radnorshire from the very late-17<sup>th</sup> to 18<sup>th</sup> centuries and are plain and functional in their form. As with the first phase, there is very little material surviving from this period, of what was still a large property by the standards of the day and equally as unlikely as the last to have lost so much of its roof and floor framing. The weather damage to the faces of truss 4, and the loss of all other roof trusses, suggest a period of dilapidation and disrepair. If this is considered with the period of decline, caused by absentee neglect from 1722, it provides a reasonable explanation for the limited amount of fabric from this period.
- 7.1.9 Evidence from both the building materials and the Heriot painting of 1796, suggest the house was subject a second overhaul in the late-18<sup>th</sup> century. This phase undertook a significant programme of work to rebuild, extend and restyle the house as a Georgian residence, whilst retaining the same plan from the original Fowler property. Alteration during this period resulted in the house that we see today, albeit with some later modification. The extension added an extra bay to the south and the impressive four storey elevation that overlooks the abbey ruins. By the late-18<sup>th</sup> century, the ground floor housed a dining room, drawing room, parlour, and rear kitchen. The first floor was arranged with the same plan, though a corridor was now formed running from the landing and

along the front of the house, to provide access to rooms without the need to pass through another. This change, particularly at first floor, reflects the requirement for privacy in the home from both other family members and the extended household, which was becoming an increasingly important aspect of domestic planning throughout the 18<sup>th</sup> century.

- 7.1.10 The type of mortar used tells us that much of the masonry walls of the south and west elevations were either rebuilt or substantially repaired during this phase of work. The window and door jambs of the west elevation are so neatly tied into the wall, that this could only have been done as part of a single phase of work. Likewise, the windows of the south elevation, with their flat arches and neat reveals, have no evidence of insertion or alteration. The only clear evidence of the extension to the south end is within the cellar, where a joint in the west wall and a change in mortar distinguish the addition. The new roof trusses (T1 and T2), are a simple A-frame design constructed in imported pine; by the end of the 19<sup>th</sup> century, imported pine is becoming the dominant construction timber as a result of cheap imports from North America, and the difficulty in sourcing suitably size oak, which was increasingly being demanded by the Royal Navy.
- 7.1.11 Within a few decades of the last phase of development, the east elevation and the larger part of the wing were rebuilt or substantially repaired in 1806, which recorded on a datestone in the east elevation. The reasons are not entirely clear why this happened, but it may be the result of poor-quality construction or reuse of unstable masonry from two periods of dilapidation causing collapse. The date stone also record the initials W. L., which presumably relate to a member of the Lewis family, who are recorded as occupants in 1812 and remain at the farm into the 1840s. The *Report on the Abbey Cwm Hir Estate 1822* records ‘The whole house and out offices, Barns etc. have been completely rebuilt’ (Cooke, 1981). Whilst the house certainly appears to have undergone significant works at this time, evidence for complete rebuilding is not represented in the house, which would have likely been in reasonable condition, with some need for maintenance. Despite this, the surveyor estimates the costs of future repairs to the house at £400 0s. 0d. The evidence seen in the property, and the bleak portrait of its condition given by Layton Cooke, are somewhat at odds with each other, with Cooke probably making the most of any deficiencies as leverage for the prospective buyer.
- 7.1.12 Either way, the Lewis family certainly rebuilt the wing, which did away with the rear chimney, and built a new central stack, in the location of the current. The mortar of this phase is like that of the previous phase, though whiter in colour. The kinked wall of the east elevation, which returns marginally to the west where the main house meets the wing, suggests that the builders had to make good in their attempts to reform this part of the house and conform with the existing plan.
- 7.1.13 The final substantial change to the farmhouse comes during the 1860s, shortly after The Hall was rebuilt for the Philips family. As part of this major investment at the centre of the estate, a model farm was built to service the needs of the owners, and to modernise farming practice in line with new scientific and industrial principles. As part of this, the farmhouse was upgraded and included an extension containing a buttery and pantry, and replaced, or at least heavily altered, the chimney in the wing. A doorway was made in the north wall of the wing, providing direct entry into the kitchen and dining room, though less formal within the farmhouse setup. New doors, architraves, and skirting were fitted, in pine and painted white, and all with locks. The loft space was finished throughout in bead-and-butt pine boards, creating a suite of chambers for house and farm staff, which are recorded on the various census records of the second half of the 19<sup>th</sup> century.



- 7.1.14 The first four phases of development are those belonging to the Fowler family and illustrate their changing fortunes at Abbeycwmhir. War and absenteeism clearly had an impact on the house, causing periods of ruin and decline and, subsequently, construction and renewal. Initial construction was planned as their main residence, and likely replaced an earlier building built by Turner from between 1538 and 1546. The destruction of the Civil War saw the abandonment of the core of the estate, next to the Abbey, and the establishment of a new property to the east, Devannor. However, by 1700, the family saw fit to rebuild the house, using the earlier footprint and any standing remains available. Unfortunately, due to declining family fortunes and absentee landlords, the estate was neglected for a period, probably after the death of Edward Fowler in 1722, before being resurrected again in the late-18<sup>th</sup> century. As seems to befit the house, collapse or damage causes substantial repairs in 1806, replacing much of the east elevation and wing. By the early-19<sup>th</sup> century, the property appears to have become the main farm on the estate, providing accommodation for the farmer, or farm manager. At this time, we find Edward Lewis renting and living at Abbey Farm, with considerable acreage, so much so that Thomas Wilson's surveyor recommends it be divided into two. By the 1850s, the house is the home of the estates Land Agents, who were responsible for the management of the estate's lands, supervising farming and farm practices, and collecting rents and payments. The 1891 census first records the occupants of Home Farm as 'farmer', which completed its transition from Elizabethan gentleman's residence to Victorian farmhouse. Since this time, the house has continued to function as a farmhouse to Abbey Farm.
- 7.1.15 Overall, Home Farmhouse represents the changes in the social and political landscape in Wales seen during the 16<sup>th</sup> century, with the establishment of a new class of gentry, defined by their political allegiance to the crown of England. Its fortunes are not typical of a house of its size and status, with periods of decline robbing the later houses of almost all its earlier identity. However, its evolution and decline in status from house of the lesser gentry in the 16<sup>th</sup> century to archetypal 19<sup>th</sup> century farmhouse, is a common story throughout Wales. Both were the centre of daily life and played a significant role in the shaping of Wales and the Welsh identity from the 16<sup>th</sup> century onwards. It belongs to the 'Type A' house type, identified by Peter Smith and detailed extensively in *Houses of the Welsh Countryside* (1988), which can be found throughout Wales, but cluster in the Radnorshire and the north-east. These were characterised by their distinctive plans, which were an evolution of the medieval arrangement, formalised over several stories rather than by distinguishing high and low ends of a building. These would be the progenitor of the symmetrical Georgian double-fronted plan of over a century later, and first trailed in houses such as Devannor. The successive redevelopment and adaptation make Home Farmhouse is a good example of the rise and fall in the fortunes of these houses, and despite its destruction and subsequent reconstruction, it retained its plan and some small elements of the 16<sup>th</sup> century house to make its origins understood. In recent years houses such as this have become recognised for their historic interest and contribution to the landscapes of rural Wales.

## 8 ARCHIVING

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- 8.1 The results of the Historic Buildings Record and Watching Brief are this written report, interpreted survey, and photographic archive. This will be held by and will be deposited with the regional HER and the NMR. A PDF copy of the report will be made available from [www.archaeodomus.co.uk](http://www.archaeodomus.co.uk).

## 9 SOURCES

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### 9.1 Written Sources

- 9.1.1 **Adams, M.** 1988, *Abbeycwmhir, Powys: a survey of the ruins*. Clwyd Powys Archaeological Trust. Unpublished report.
- 9.1.2 **Austin, D. & Ravest, J.** 2022, *Recent work on the precinct of Cwmhir Abbey, Radnorshire*, in *Archaeologia Cambrensis*, 171 (2022), 125-151.
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- 9.1.4 **Cooke, L.** 1981, *Report on the Abbey Cwm Hir Estate 1822*, in *Transactions of the Radnorshire Society*. Ed. Available from: <http://hdl.handle.net/10107/1195864>
- 9.1.5 **Noel, M. J.** 1988, *Geophysical Survey at Abbeycwmhir, Llandrindod Wells, Powys*. Unpublished. Geoquest Associates for Clwyd Powys Archaeological Trust.
- 9.1.6 **Rees, W. J. Rev.** 1850, *An Historical and Descriptive Account of the Ruined Abbey of Cwmhir in the County of Radnor* in *Archaeologia Cambrensis* Vol XVI. London.
- 9.1.7 **Smith, P.** 1988, *Houses of the Welsh Countryside: A study in historical geography*. Her Majesty's Stationery Office, London.
- 9.1.8 **Suggett, R.** 2006, *Houses & Histories in the March of Wales: Radnorshire 1400-1800*. Royal Commission on the Ancient and Historical Monuments of Wales, Aberystwyth.
- 9.1.9 **Toulmin Smith, L.** 1906, *Leland's Itinerary in England and Wales*. George Bell & Sons. Britain.
- 9.1.10 **Williams, D. H.** 1990, *Atlas of Cistercian Lands in Wales*. University of Wales Press.
- 9.1.11 **Historic England.** 2016, *Understanding historic Buildings; A guide to good practice*.

- 9.1.12 **CiFA**, 2014, *Standards and guidance for the archaeological investigation and recording of standing buildings or structures.*
- 9.1.13 **CiFA**, 2014, *Standards and guidance for an archaeological watching brief.*
- 9.1.14 **Welsh Government**, 2017, *Planning Policy Wales; Technical Advice Note 24: The Historic Environment.* Crown Copyright.

## **9.2 Online Sources**

### **9.2.1 British Geological Survey**

Accessed: November 2022

[www.bsg.ac.uk](http://www.bsg.ac.uk)

### **9.2.2 UK Soil Observatory**

Accessed: November 2022

[www.ukso.org.uk](http://www.ukso.org.uk)

## **9.3 Maps**

9.3.1 1887 OS 6 Inch to One Mile Map First Edition – Radnorshire

9.3.2 1902 OS 6 Inch to One Mile Map Second Edition – Radnorshire

9.3.3 1948 OS 6 Inch to One Mile Map Second Edition – Radnorshire

## APPENDIX I

### Historic Mapping

Fig. 7 – 1887 6 Inch to One Mile, OS.

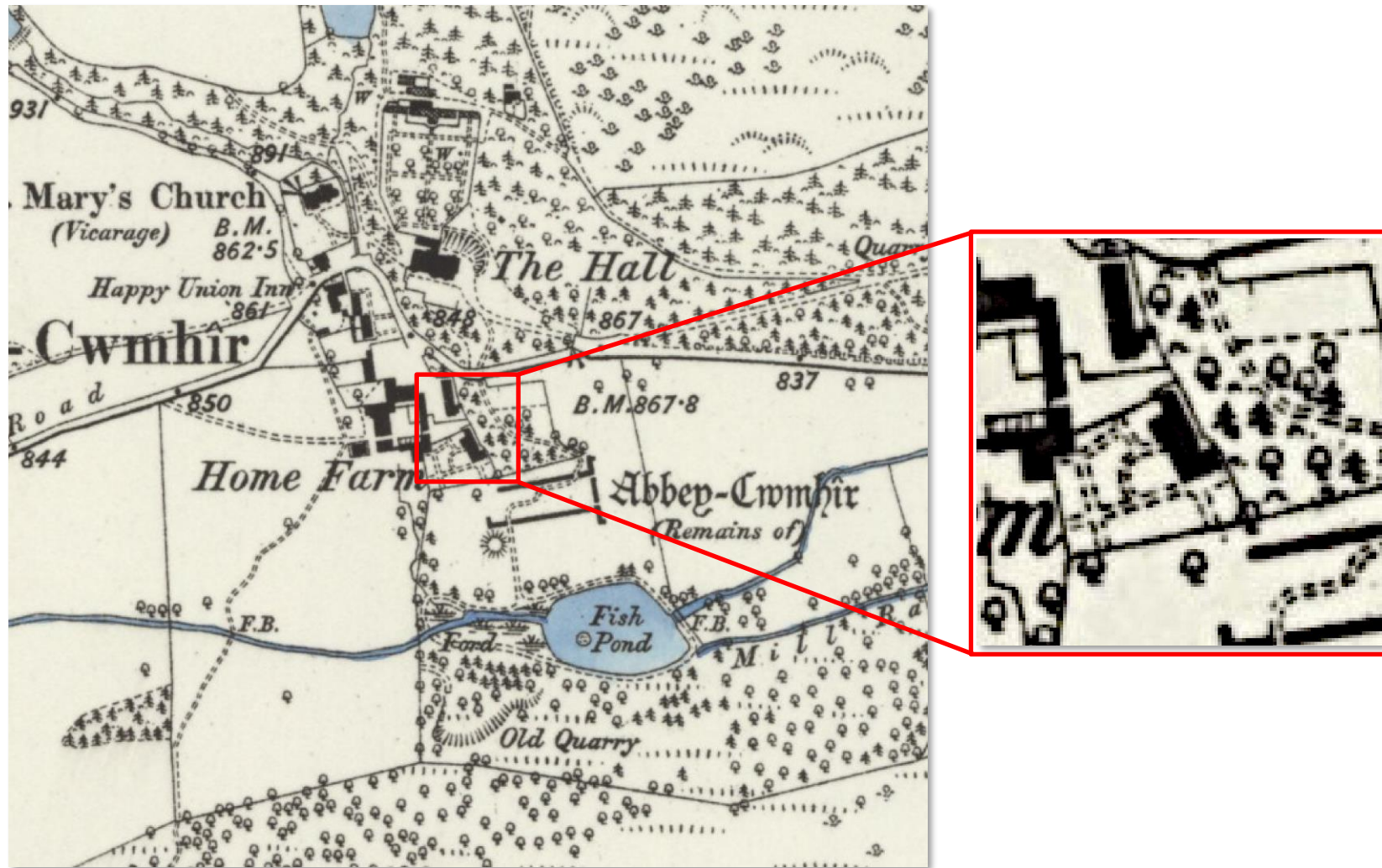


Fig. 8 – 1902 6 Inch to One Mile, OS.

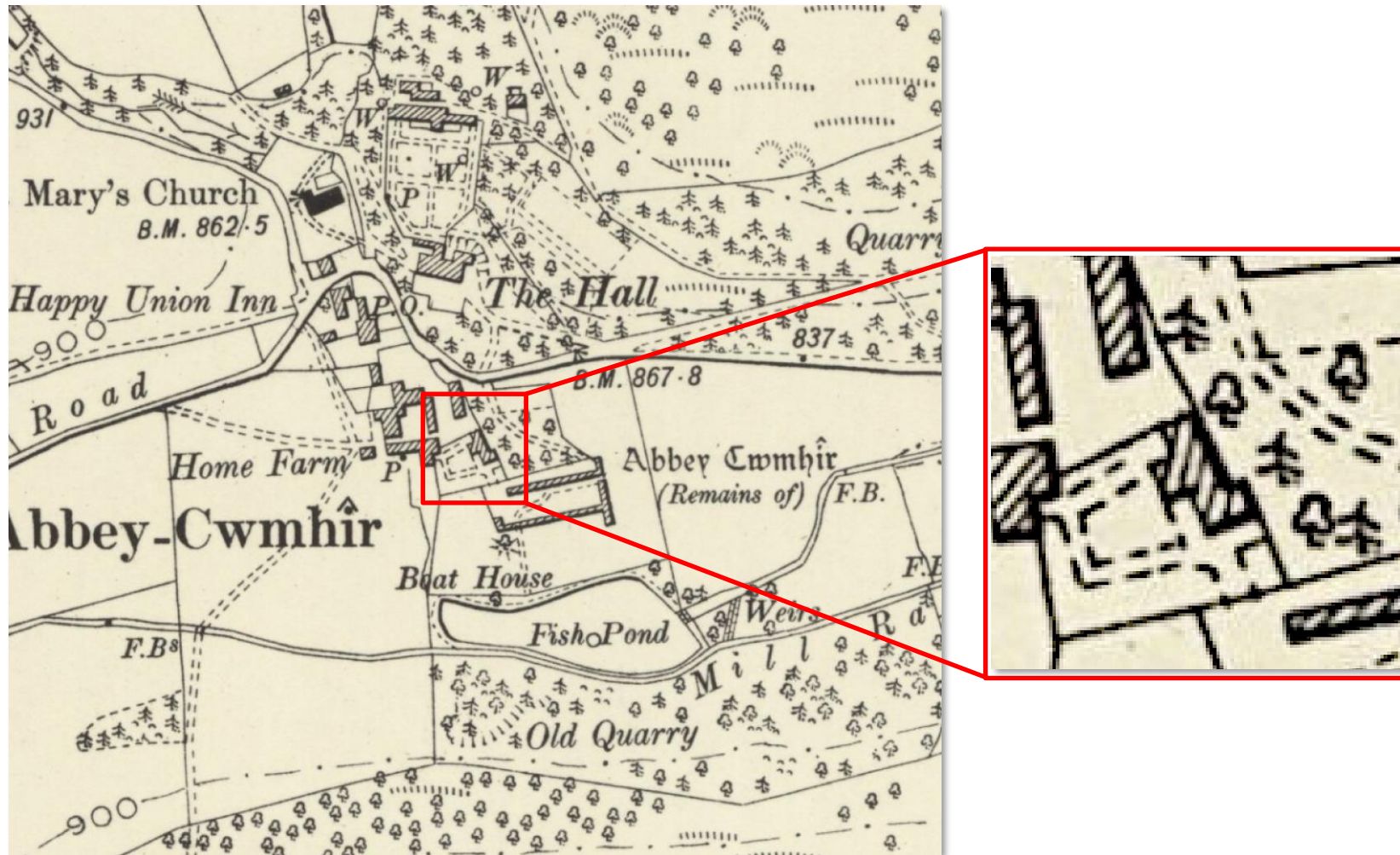
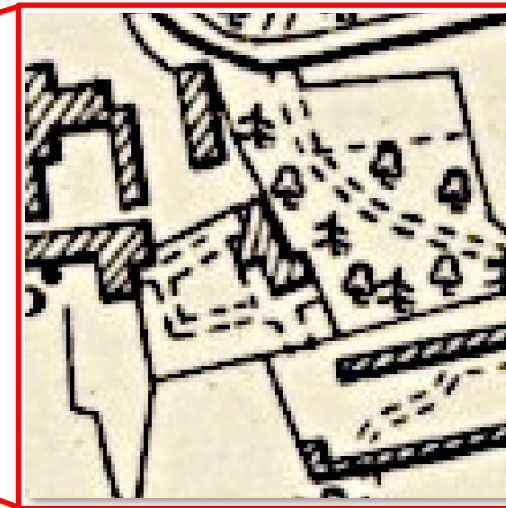
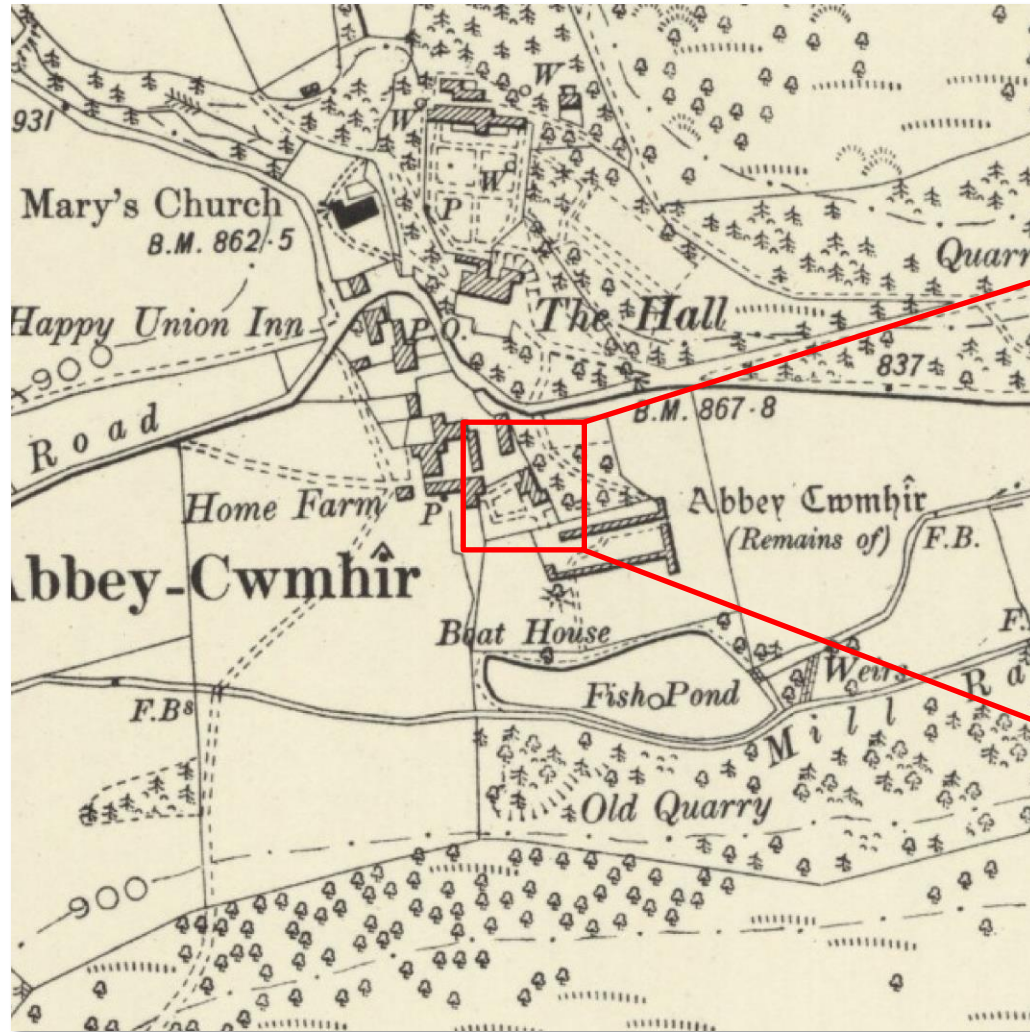


Fig. 9 – 1948 6 Inch to One Mile, OS.



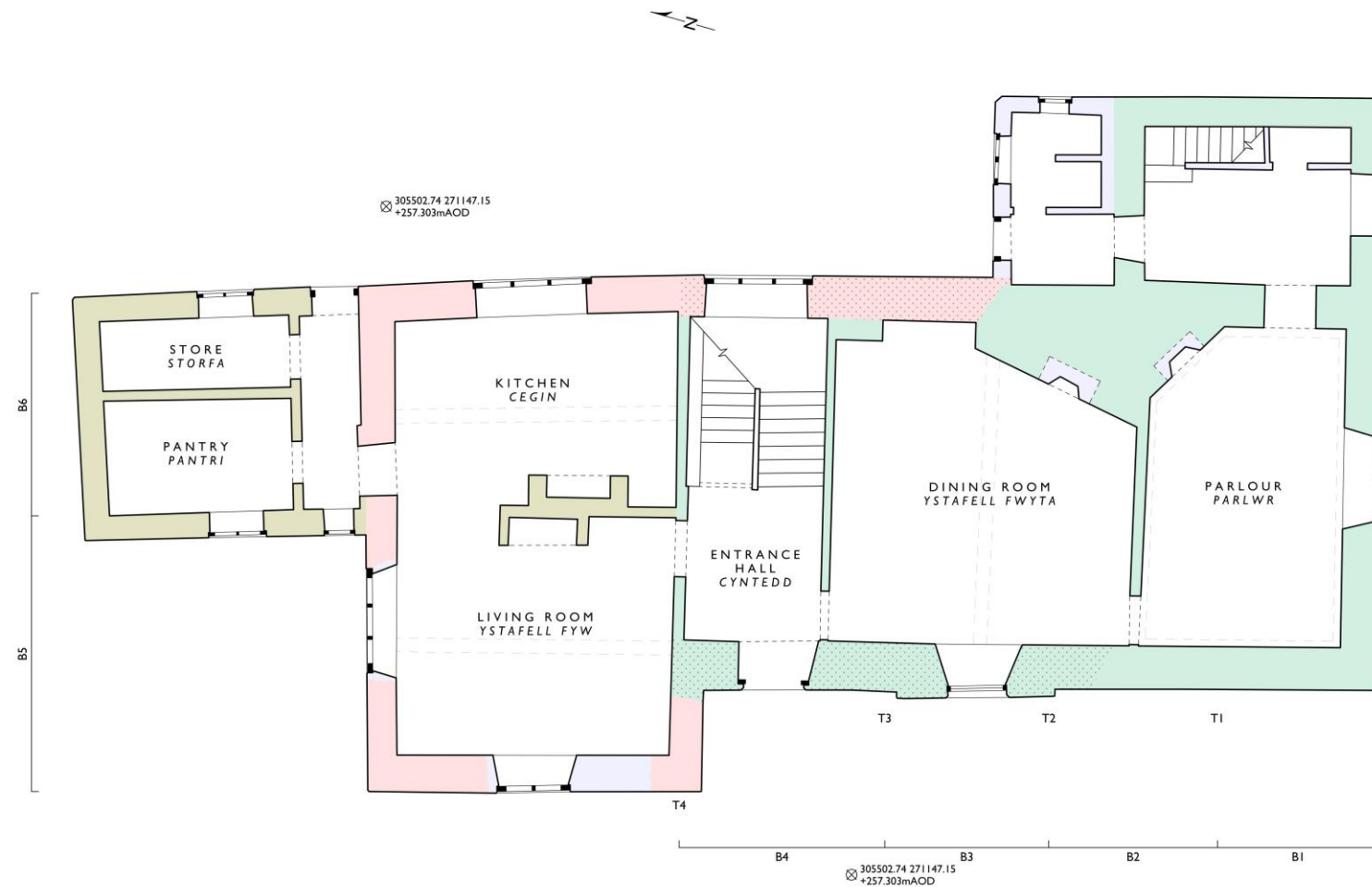
## APPENDIX II

### Plans



Home Farm, Abbey Cwmhir

- Phase I - Circa 1560
- Phase III - Late-18th Century
- Phase IV - 1806
- Phase V - 19th Century
- Phase VI - 20th Century
- Containing historic corework



**Notes**  
All heights are given over Ordnance Survey Datum Newlyn.  
T - Truss  
B - Bay

**Project**  
Survey of Home Farm, Abbey Cwmhir, Powys

**Drawing Title**  
Ground Floor Plan As Existing

Surveyor	Drawn	Scale
Ross Cook	Ross Cook	1:100 @ A3
Drawing No.	Revision	Date
AD142-1	0	Nov. 2022

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Archaeological & Heritage Services  
3 Cypod-y-Coed, Cemmaes, Llanfyllter, Cemmaes, Powys, SA48 8DN  
Tel: 01570 218048 / 01950 213557 Email: ross.cook@archaeodomus.co.uk  
www.archaeodomus.co.uk

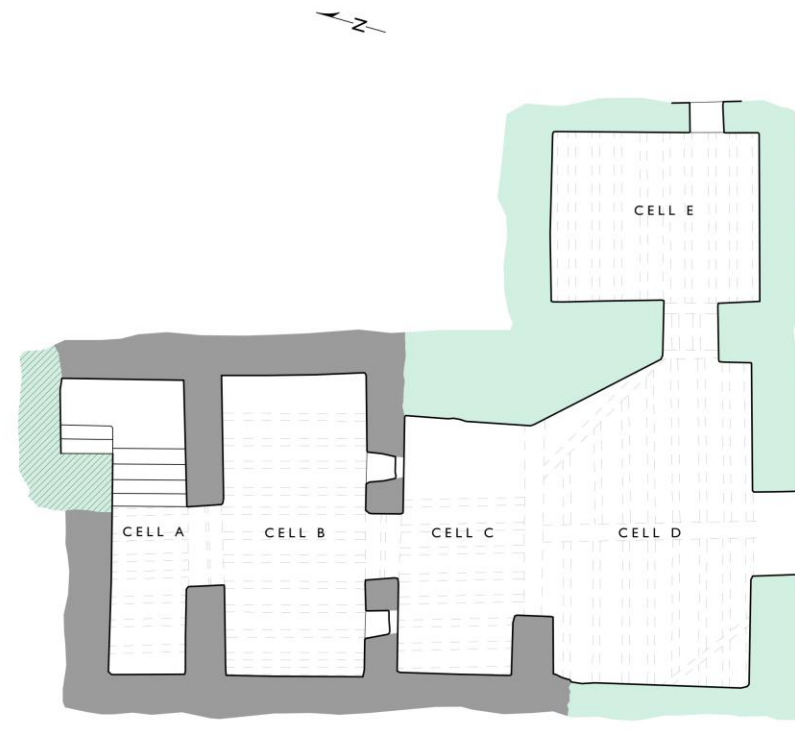
Ground Floor Plan  
As Existing



Fig. 10 – Ground floor plan.

Home Farm, Abbey Cwmhir

- Phase I - Circa 1560
- Phase III - Late-18th Century
- Phase IV - 1806
- Phase V - 19th Century
- Phase VI - 20th Century
- Containing historic corework



**Notes**  
All heights are given over Ordnance Survey Datum Newlyn.

<b>Project</b>		
Survey of Home Farm, Abbey Cwmhir, Powys		
<b>Drawing Title</b>		
Cellar Floor Plan As Existing		
<b>Surveyor</b>	<b>Drawn</b>	<b>Scale</b>
Ross Cook	Ross Cook	1:100 @ A3
<b>Drawing No.</b>	<b>Revision</b>	<b>Date</b>
AD142-2	0	Nov. 2022

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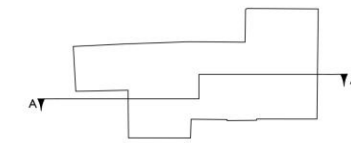
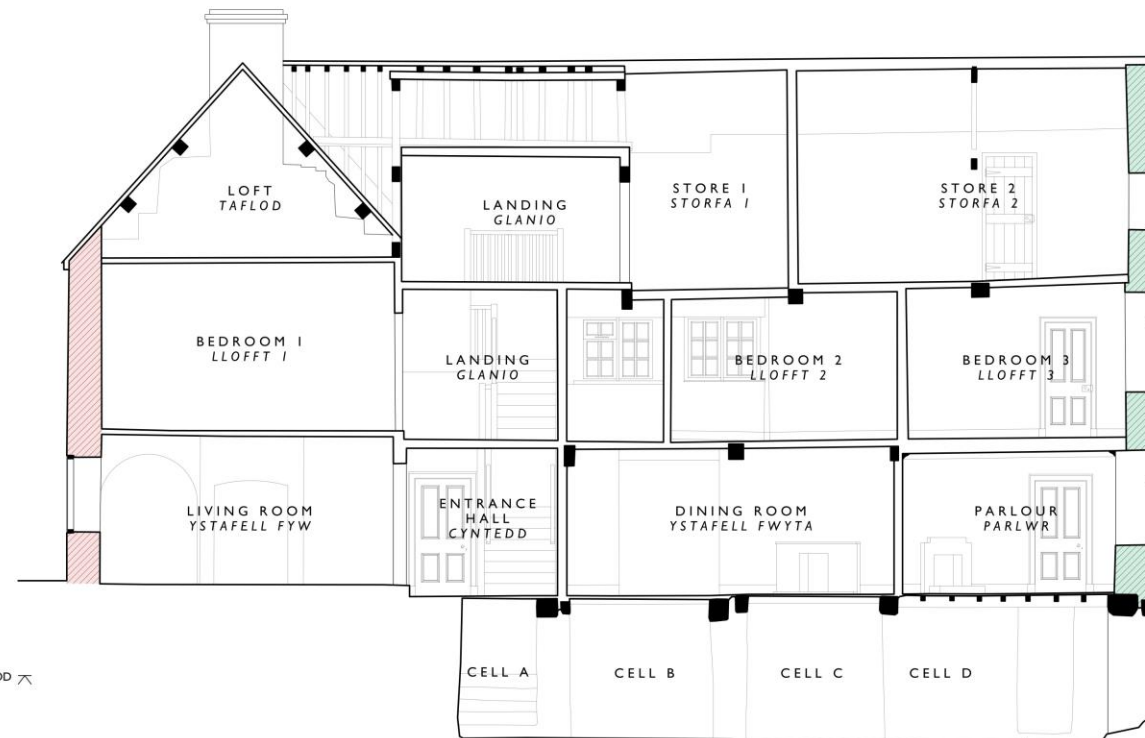
Cellar Plan  
As Existing



Fig. 11 – Cellar Plan

Home Farm, Abbey Cwmhir

- Phase I - Circa 1560
- Phase III - Late-18th Century
- Phase IV - 1806
- Phase V - 19th Century
- Phase VI - 20th Century
- Containing historic corework



**Notes**  
All heights are given over Ordnance Survey Datum Newlyn.

+255.967m AOD

+255.967m AOD

Section A-A  
As Existing

**Project**  
Survey of Home Farm, Abbey Cwmhir, Powys

**Drawing Title**  
Section A-A As Existing

Surveyor	Drawn	Scale
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Drawing No.	Revision	Date
AD142-3	0	Nov. 2022

**ArchaeoDomus**  
Archaeological & Heritage Services

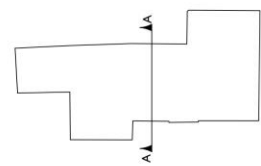
3 Cragg-y-Coed, Cwmam, Llanpeter, Cwmam, Carmarthenshire, SA48 8DN  
Tel: 01319 218048 / 07910 213107 Email: ross.cook@archaeodomus.co.uk  
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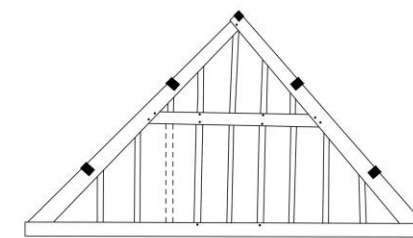
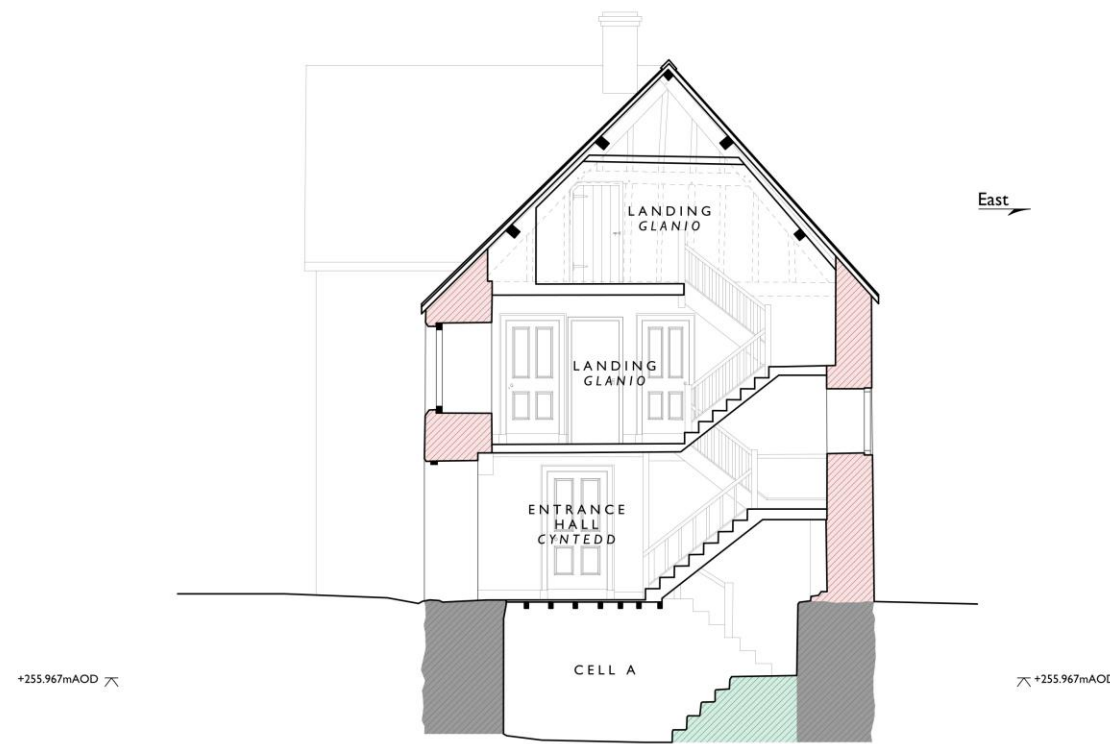
Fig. 12 – Section A-A

Home Farm, Abbey Cwmhir

- Phase I - Circa 1560
- Phase III - Late-18th Century
- Phase IV - 1806
- Phase V - 19th Century
- Phase VI - 20th Century
- Containing historic corework



**Notes**  
All heights are given over Ordnance Survey Datum Newlyn.



Phase 2 Truss  
As Existing

Section B-B  
As Existing

<b>Project</b>		
Survey of Home Farm, Abbey Cwmhir, Powys		
<b>Drawing Title</b>		
Section B-B As Existing		
<b>Surveyor</b>	<b>Drawn</b>	<b>Scale</b>
Ross Cook	Ross Cook	1:100 @ A3
<b>Drawing No.</b>	<b>Revision</b>	<b>Date</b>
AD142-4	0	Nov. 2022

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Fig. 13 – Section B-B.

## APPENDIX III

# Historic Building Record

## Photographic Archive



Plate 1 – View south-east, showing  $\frac{3}{4}$  view of Home Farmhouse.



Plate 2 – View north-east, showing Home Farm.



Plate 3 – Nadir view, showing Home Farmhouse.



Plate 4 – View north-west, showing Home Farm and Abbeycwmhir.



Plate 5 – View south-east, showing Home Farmhouse.



Plate 6 – View south-east, showing Home Farmhouse.





Plate 7 – View east, showing west elevation.



Plate 8 View north-east, showing  $\frac{3}{4}$  view of south and west elevations.



Plate 9 – View east, showing west elevation.



Plate 10 – View east, showing projected window panel.



Plate 11 – View east, showing tooling of masonry window jamb.



Plate 12 – View east, showing reused moulded masonry from abbey ruins.



Plate 13 – View east, showing reused moulded masonry from abbey ruins.



Plate 14 – View east, showing west elevation.



Plate 15 – View east, showing west elevation.



Plate 16 – View east, showing reused moulded masonry from abbey ruins.



Plate 17 – View north, showing south return of wing.



Plate 18 – View north, showing false voussoir window or doorway head reused as quoin.



Plate 19 – View north, showing false voussoir window or doorway head reused as quoin.



Plate 20 – View east, showing west elevation of wing.



Plate 21 – View east, showing keying in of masonry.



Plate 22 – View east, showing keying in of masonry.





Plate 23 – View east, showing windows of wing.

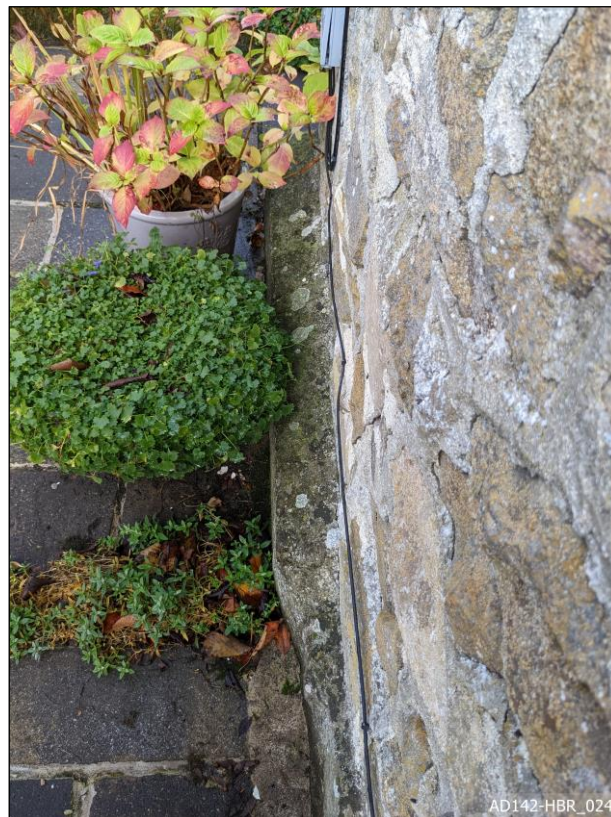


Plate 24 – View north, showing plinth to north end of west elevation of wing.



Plate 25 – View east, showing cluster colonnettes recovered from abbey ruins..



Plate 26 – View east, showing reused pecked sandstone blocks.

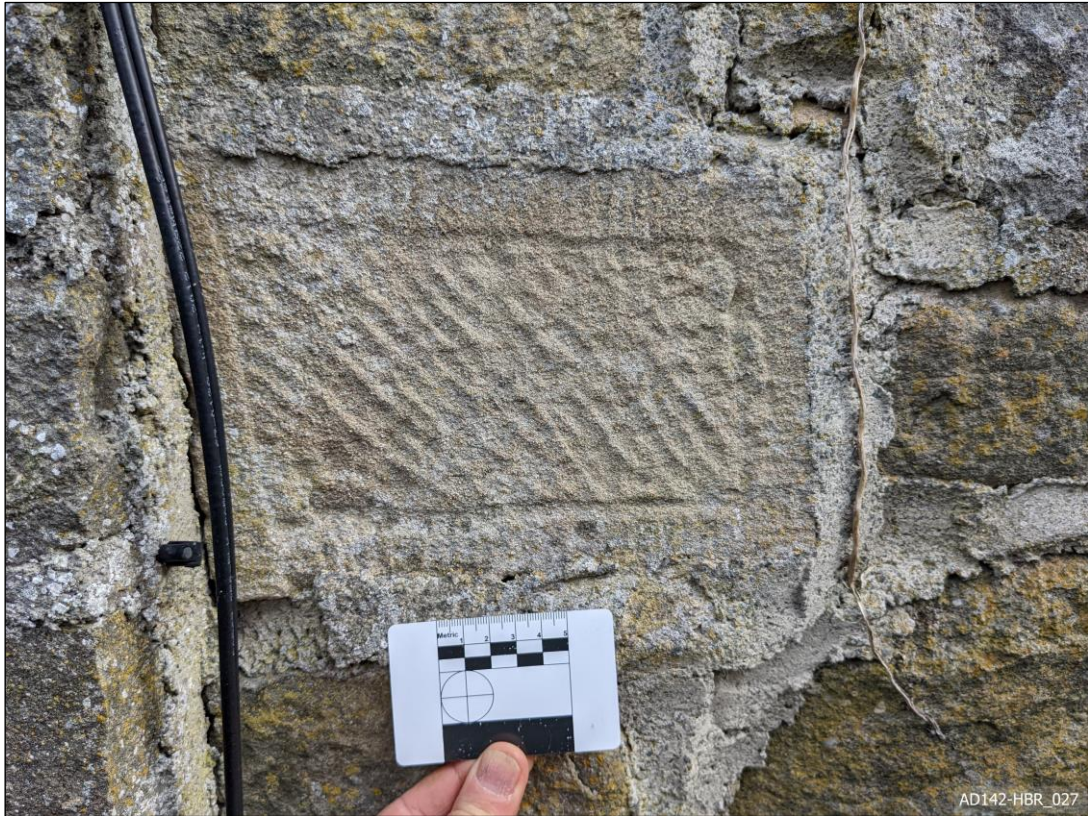


Plate 27 – View east, showing reused sandstone voussoir.



Plate 28 – View east, showing reused sandstone voussoir.



Plate 29 – View east, showing reused sandstone voussoir.



Plate 30 – View east, showing reused sandstone voussoir.



Plate 31 – View east, showing re-used sandstone voussoir.

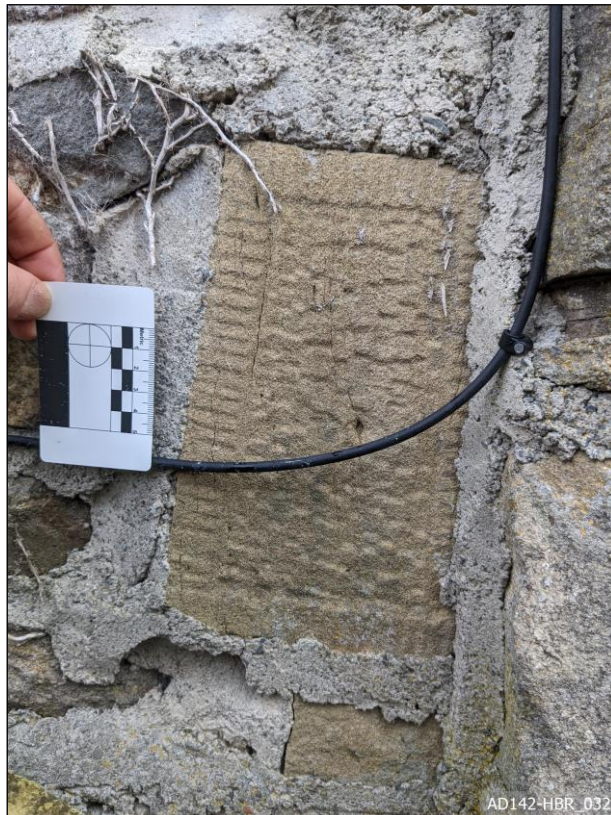


Plate 32 – View east, showing re-used sandstone voussoir.



Plate 33 – View north, showing false voussoir window or doorway head reused as quoin.



Plate 34 – View north-east, showing reused masonry as quoins.



Plate 35 – View east, showing first floor window.



Plate 36 – View south-east, showing  $\frac{3}{4}$  view of north and west elevations.



Plate 37 – View south-east, showing north and west elevations.



Plate 38 – View south, showing north elevation.





Plate 39 – View south, showing north elevation of wing.



Plate 40 – View south, showing inserted window and earlier doorway jambs.



Plate 41 – View south, showing reused voussoir.



Plate 42 – View south, showing pintle for gate.



Plate 43 – View east, showing north elevation of north extension.



Plate 44 – View south-west, showing east elevation.



Plate 45 – View west, showing east elevation.



Plate 46 – View west, showing east elevation.



Plate 47 – View south, showing north elevation of rear wing and W/C extension.



Plate 48 – View west, showing east elevation of north extension.



Plate 49 – View west, showing east elevation of wing.



Plate 50 – View west, showing date stone to east elevation of wing.



Plate 51 – View west, showing east elevation.

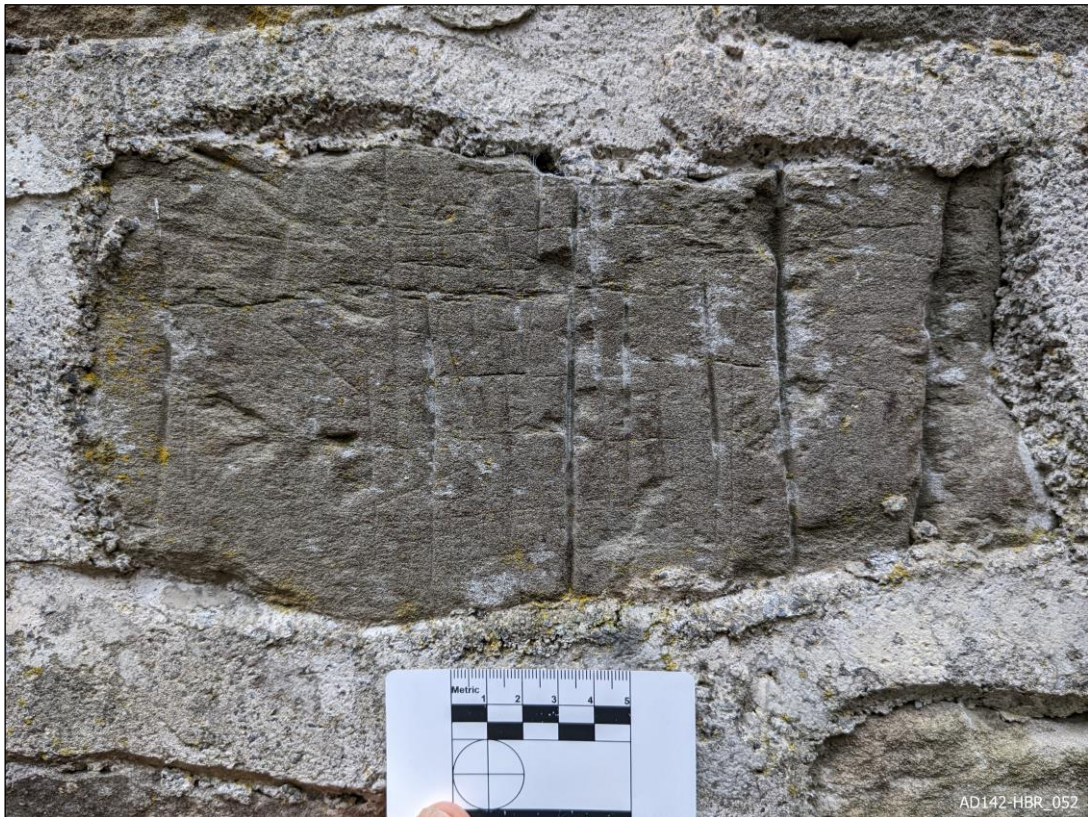


Plate 52 – View west, showing reused masonry from abbey ruins.



Plate 53 – View west, showing east elevation of rear wing.



Plate 54 – View west, showing blocking of cellar ventilation window.



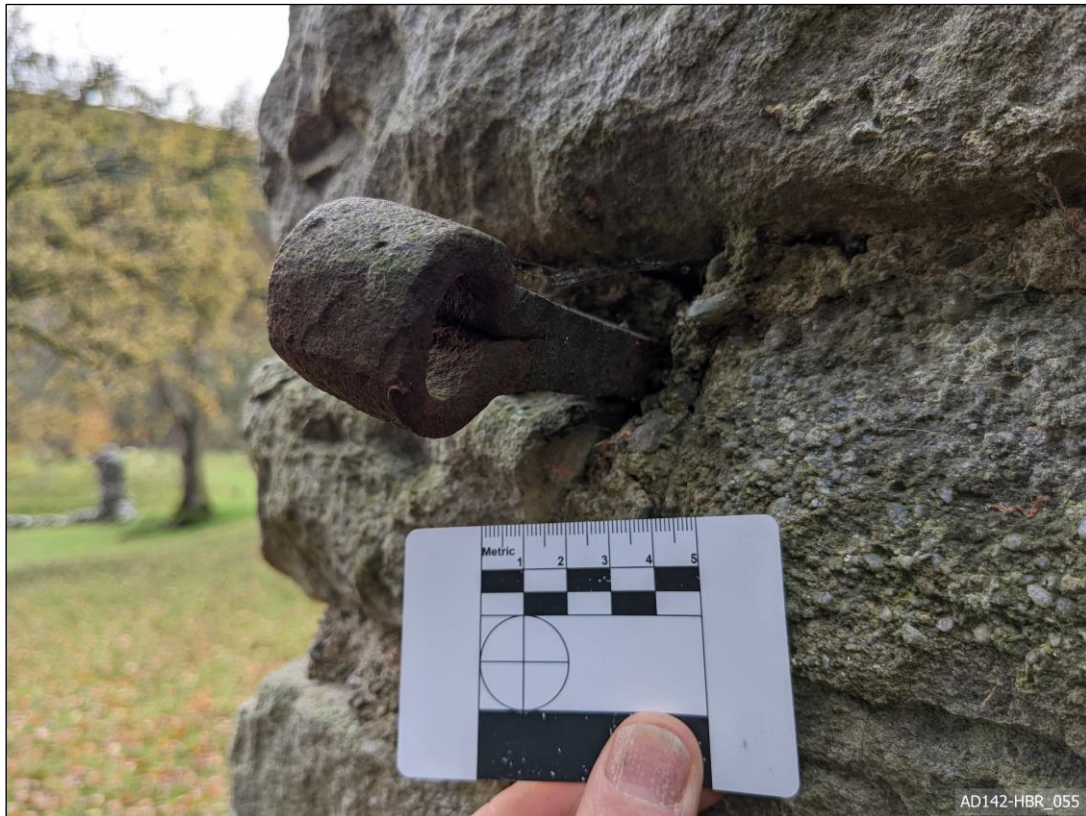


Plate 55 – View south-west, showing gudgeon of former gate.



Plate 56 – View north, showing south elevation.



Plate 57 – View north, showing reused colonnette capitals.



Plate 58 – View north, showing south elevation.



Plate 59 – View north, showing south elevation.



Plate 60 – View north, showing cellar doorway.



Plate 61 – View north, showing windows.



Plate 62 – View north, showing mortice to door frame.



Plate 63 – View north, showing mortise to door frame.



Plate 64 – View north, showing door.



Plate 65 – Door graffiti – RH 1837.



Plate 66 – Door graffiti – TW 1884.



Plate 67 – Door graffiti – HR.



Plate 68 – Door graffiti – J E.



Plate 69 – View east, showing entrance hall.



Plate 70 – View west, showing entrance hall.





Plate 71 – View south, showing doorway to dining room.

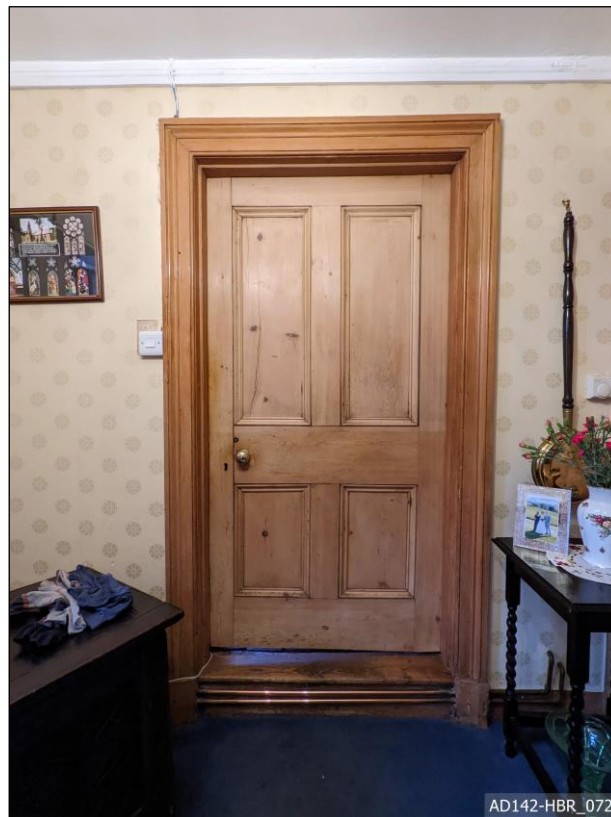


Plate 72 – View north, showing doorway to living room.

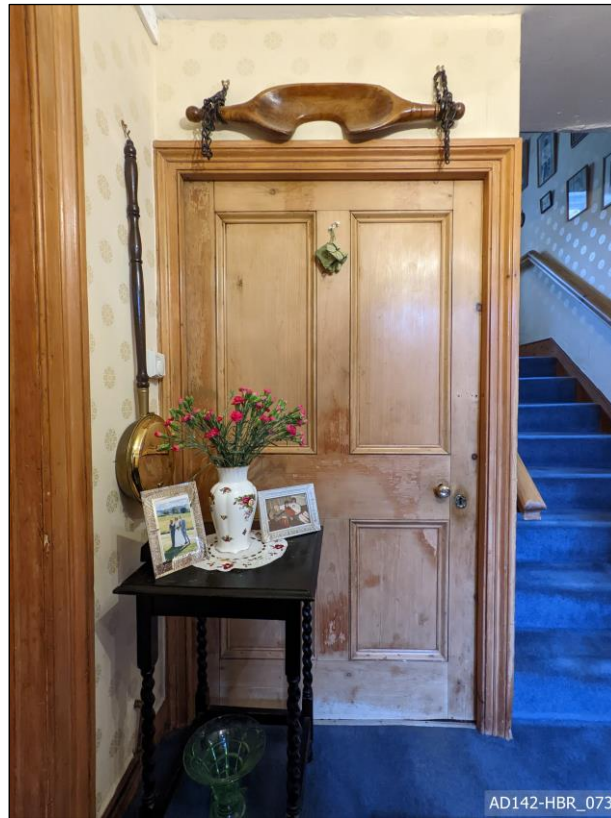


Plate 73 – View east, showing doorway to cellar.



Plate 74 – View south-east, showing dining room.



Plate 75 – View south-west, showing dining room.



Plate 76 – View north-west, showing dining room.



Plate 77 – View north-east, showing dining room.



Plate 78 – View north, showing beaded boxing of transverse beam in dining room.



Plate 79 – View south-east, showing fireplace in dining room.



Plate 80 – View south, showing deep splay of window.



Plate 81 – View south-east, showing parlour.



Plate 82 – View north-east, showing parlour.



Plate 83 – View north-west, showing parlour.



Plate 84 – View south-west, showing parlour.



Plate 85 – View north, showing cornice in parlour.



Plate 86 – View east, showing cornice in parlour.





Plate 87 – View north, showing doorway to dining room.



Plate 88 – View east, showing window panelling.



Plate 89 – View east, showing window panelling.



Plate 90 – View east, showing doorway to utility.



Plate 91 – View north, showing fireplace in parlour.



Plate 92 – View east, showing utility room.



Plate 93 – View north-west, showing utility room.



Plate 94 – View south-east, showing utility room.



Plate 95 – View east, showing cupboard in utility room.



Plate 96 – View east, showing back stair to first floor.



Plate 97 – View north-west, showing living room.



Plate 98 – View south-west, showing living room.



Plate 99 – View south-east, showing living room.



Plate 100 – View north-east, showing living room.



Plate 101 - View south, showing splay of window.



Plate 102 – View east, showing salting stone (imported) reused as hearth stone.





Plate 103 – View south-east, showing kitchen.



Plate 104 – View north-west, showing kitchen.



Plate 105 – View south-west, showing kitchen.



Plate 106 – View north-east, showing kitchen.



Plate 107 – View west, showing fireplace in kitchen.



Plate 108 – View east, showing main stair.

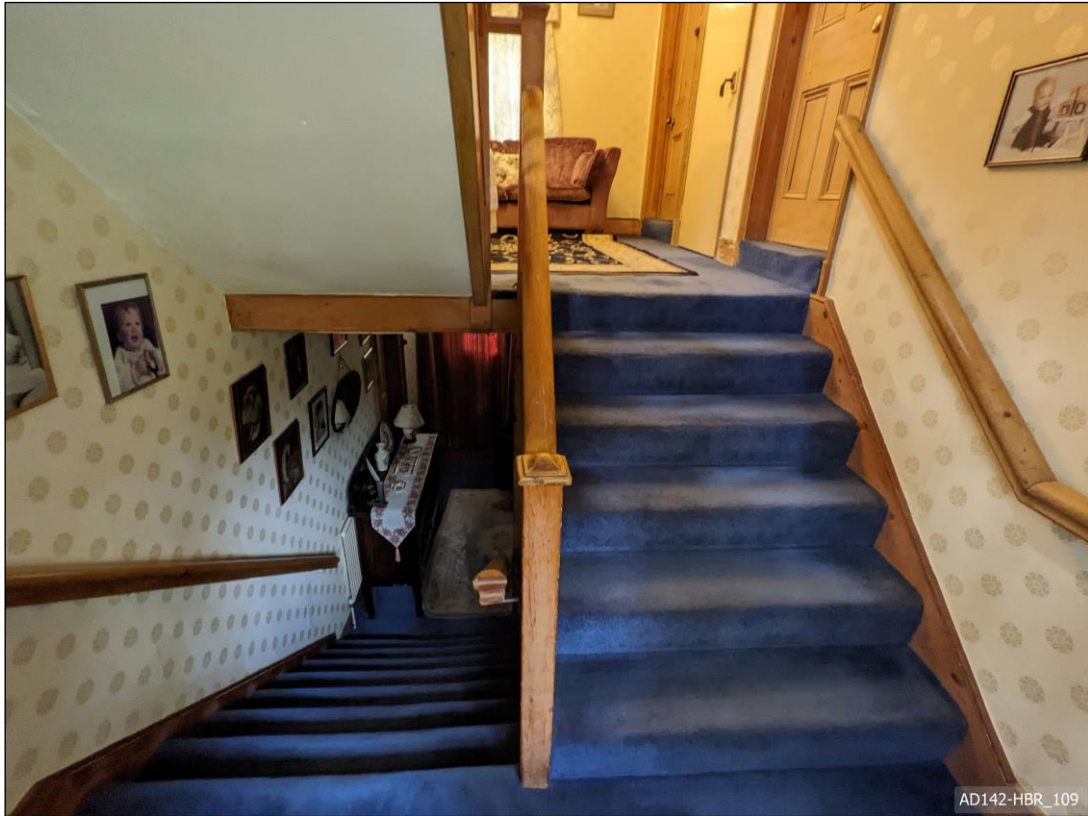


Plate 109 – View east, showing main stair.



Plate 110 – View west, showing first floor landing.



Plate 111 – View north-east, showing first floor landing.



Plate 112 – View south-east, showing first floor landing.



Plate 113 – View east, showing main stair.



Plate 114 – View north, showing doorway to front wing bedroom.



Plate 115 – View north, showing doorway to rear wing bedroom.



Plate 116 – View north-west, showing front wing bedroom.



Plate 117 – View north-west, showing front wing bedroom.



Plate 118 – View south-east, showing front wing bedroom.





Plate 119 – View south-west, showing front wing bedroom.



Plate 120 – View north-east, showing rear wing bedroom.



Plate 121 – View south-east, showing rear wing bedroom.



Plate 122 – View south-west, showing rear wing bedroom.



Plate 123 – View north-west, showing rear wing bedroom.



Plate 124 – View west, showing vent to former fireplace in rear wing bedroom.



Plate 125 – View south, showing boxing to south of rear wing bedroom.



Plate 126 – View east, showing bathroom.



Plate 127 – View west, showing bathroom.



Plate 128 – View south, showing first floor corridor.

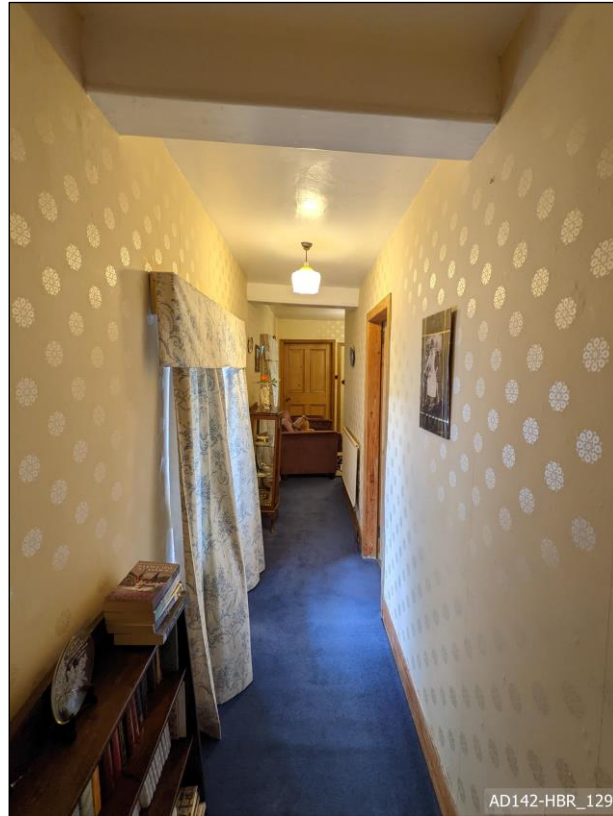


Plate 129 – View north, showing first floor corridor.



Plate 130 – View south-east, showing middle bedroom.



Plate 131 – View north-east, showing middle bedroom.



Plate 132 – View north-west, showing middle bedroom.



Plate 133 – View south-west, showing middle bedroom.



Plate 134 – View east, showing chimney breast and window of middle bedroom.





Plate 135 – View north, showing door of middle bedroom.



Plate 136 – View south-east, showing south bedroom.



Plate 137 – View north-east, showing south bedroom.



Plate 138 – View north-west, showing south bedroom.



Plate 139 – View south-west, showing south bedroom.



Plate 140 – View south-east, showing view to abbey from south bedroom.



Plate 141 – View north, showing doorway to landing.



Plate 142 – View east, showing doorway to rear landing.



Plate 143 – View north-east, showing rear landing.



Plate 144 – View south-west, showing rear landing

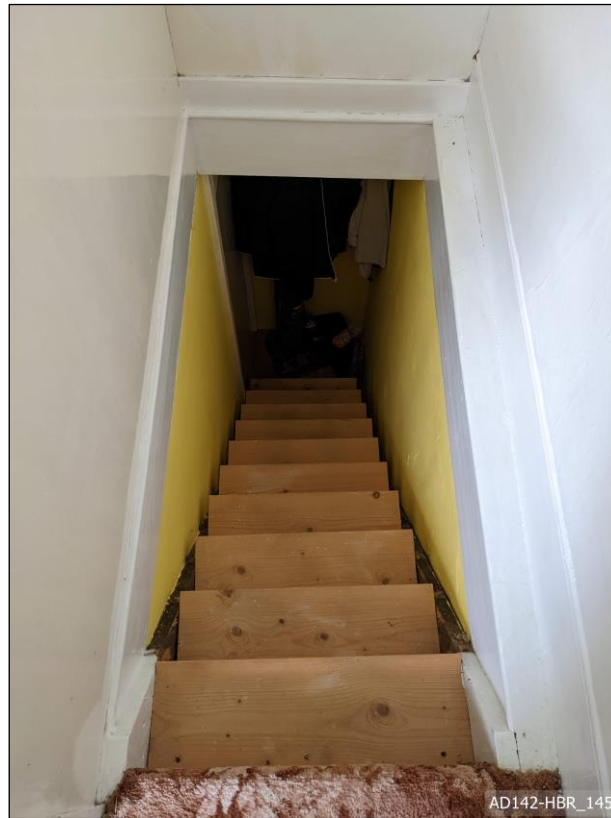


Plate 145 – View north, showing rear stair.

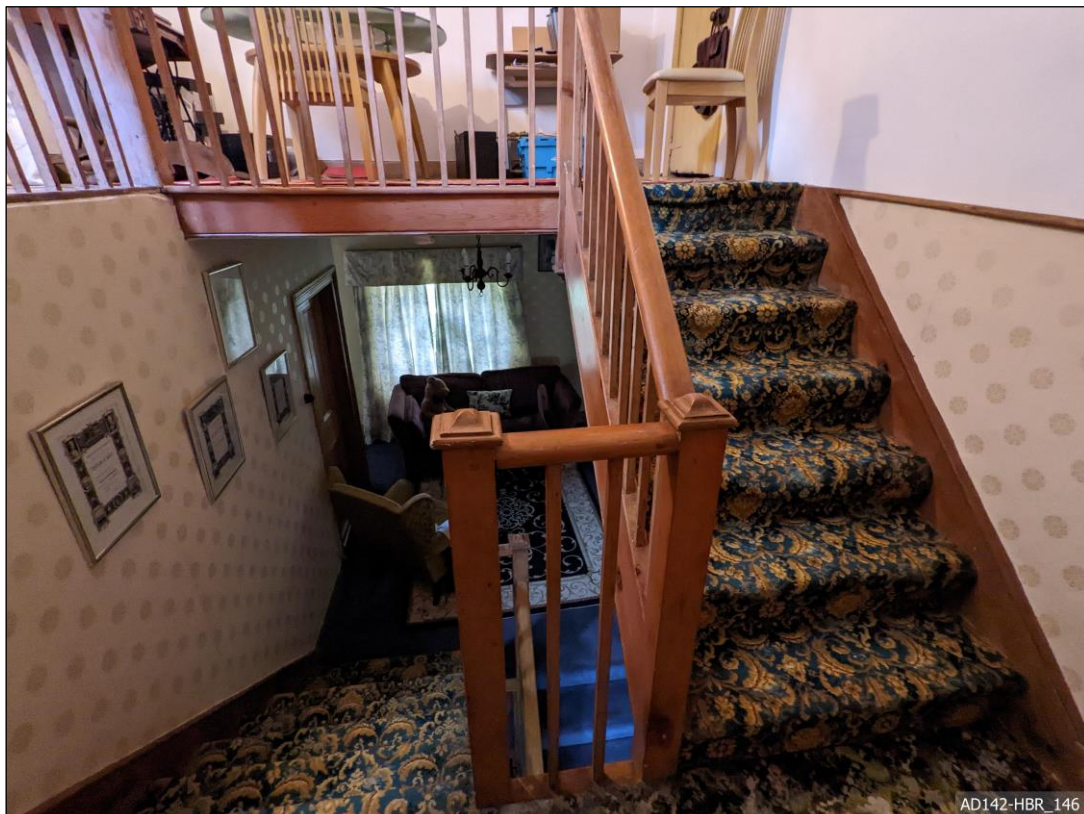


Plate 146 – View west, showing stair to second floor.



Plate 147 – View north, showing boxing of truss.

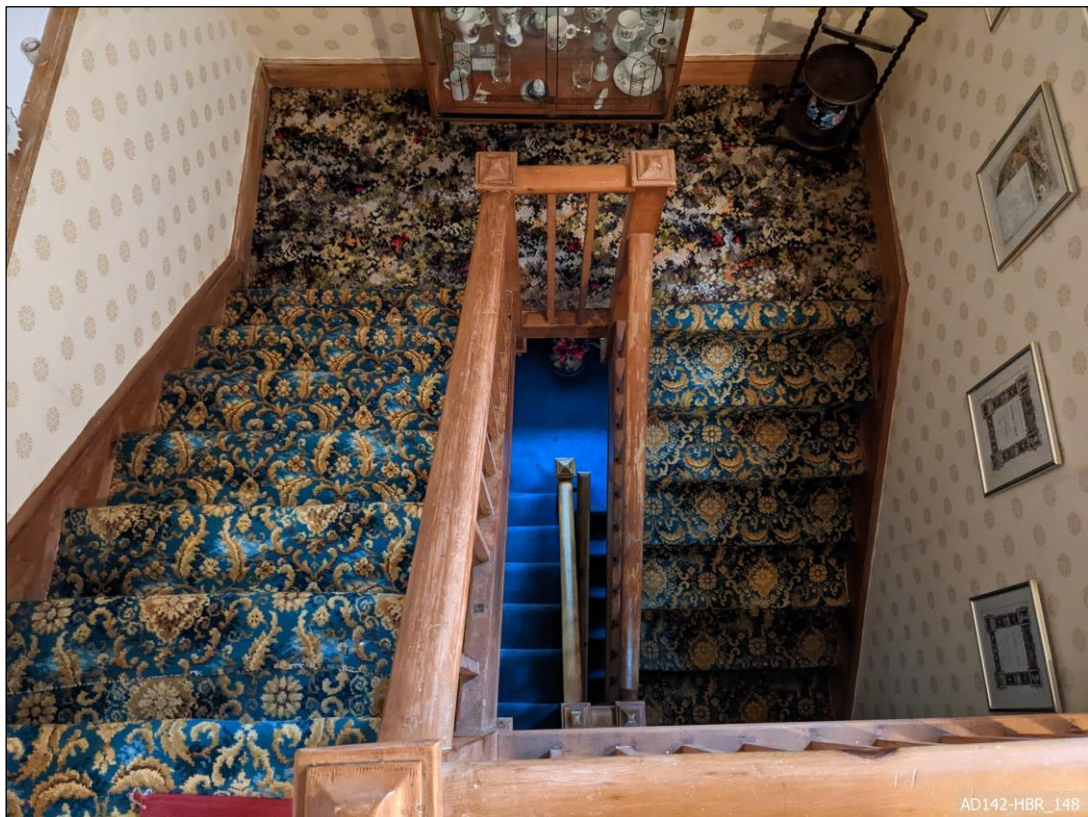


Plate 148 – View east, showing stair well.



Plate 149 – View south, showing second floor landing.



Plate 150 – View north, showing second floor landing.





Plate 151 – View north, showing doorway to attic space.



Plate 152 – View south, showing doorway to store room.



Plate 153 – View south-west, shoring store room.



Plate 154 – View north-east, showing store room.



Plate 155 – View north-east, showing Truss 3.



Plate 156 – View south, showing corridor from second floor landing.



Plate 157 – View south, showing second floor corridor.



Plate 158 – View north, showing second floor corridor.



Plate 159 – View north-west, showing store room.



Plate 160 – View north-east, showing store room.



Plate 161 – View south, showing store room.

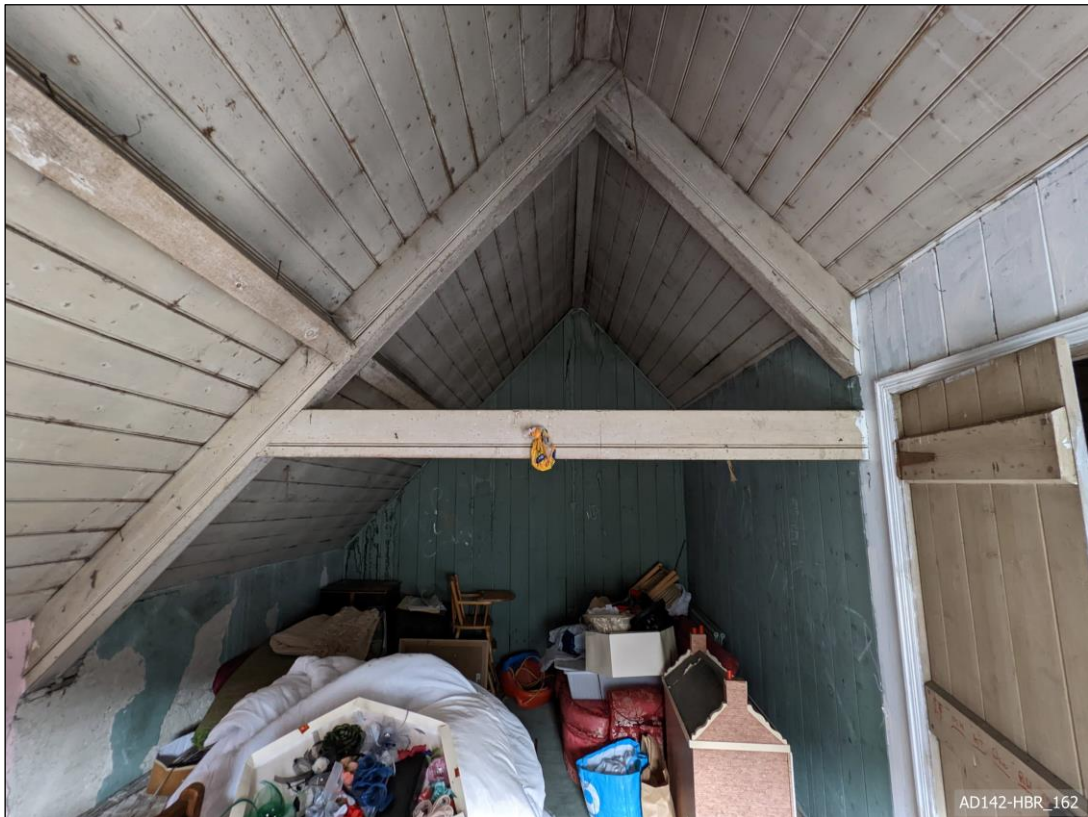


Plate 162 – View north, showing boxed truss.



Plate 163 – View east, showing door to store room.



Plate 164 – View north, showing door to store room.



Plate 165 – View east, showing doorway to rear store room.



Plate 166 – View east, showing rear store room.





Plate 167 – View west, showing rear store room.



Plate 168 – View south, showing upper half of Truss 4.



Plate 169 – View south-east, showing lower half of Truss 4.



Plate 170 – View west, showing lower half of Truss 4.



Plate 171 – View south, showing apex of Truss 4.



Plate 172 – View south, showing pegged and nailed studs of Truss 4.



Plate 173 – View south-west, showing collar joint of Truss 4. N.B. decay.



Plate 174 – View south, showing top of Truss 3.



Plate 175 – View south, showing ridge and common rafters of Bay 4.



Plate 176 – View north-west, showing cross-wall and chimney of wing.



Plate 177 – View north, showing empty mortice in tie beam of Truss 4.



Plate 178 – View east, showing stairs to cellar.



Plate 179 – View west, showing stairs to cellar.



Plate 180 – View south, showing remains of Phase I transverse beam.



Plate 181 – View south-west, showing Cell A.



Plate 182 – View north-west, showing Cell B.





Plate 183 – View south-east, showing Cell B.



Plate 184 – View south, showing Cell B.



Plate 185 – View north, showing mortice for barefaced soffit tenon with diminished haunch. N.B. remains of tenon.



Plate 186 – View south, showing ventilation window to Cell B.



Plate 187 – View south, showing ventilation window to Cell B.



Plate 188 – View east, showing flagstone floor with red paver drainage channel to Cell B.



Plate 189 – View south-east, showing Cells C and D.



Plate 190 – View south-east, showing Cells C and D.



Plate 191 – View north-east, showing Cells C and D.



Plate 192 – View north-west, showing Cells C and D.

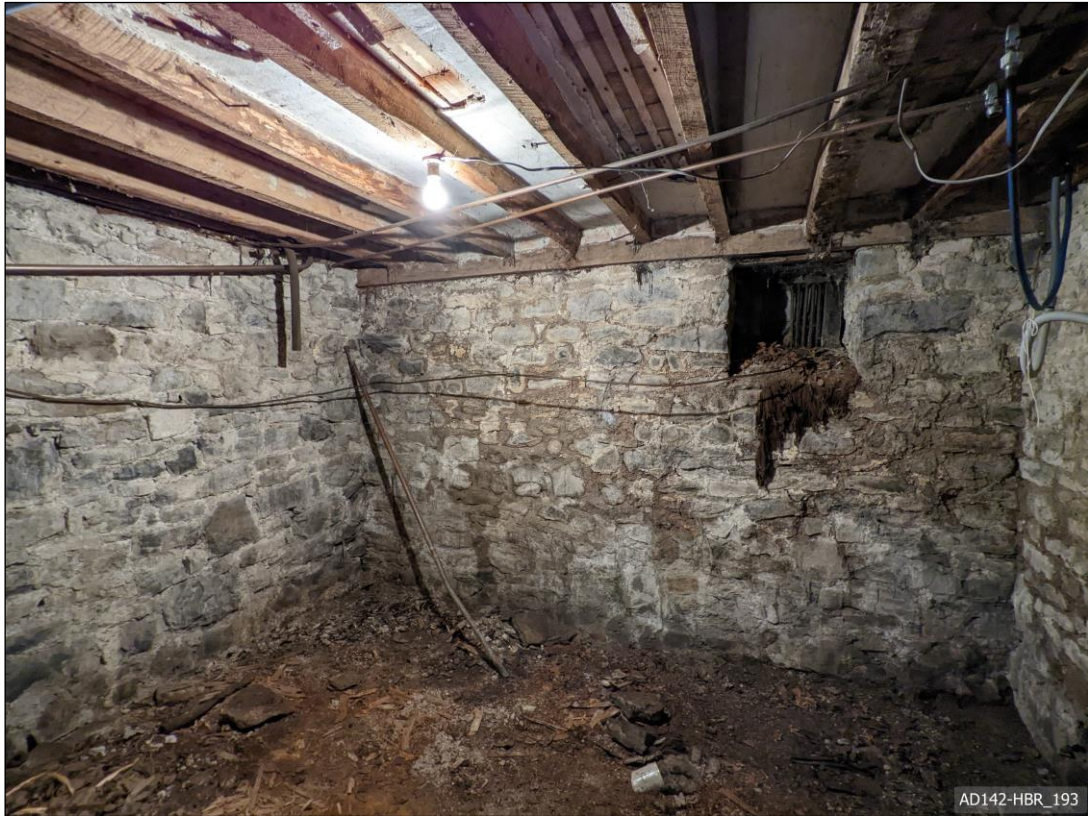


Plate 193 – View north-east, showing Cell E.



Plate 194 – View south-west, showing Cell E.



Plate 195 – View east, showing blocked ventilation window.



Plate 196 – View north, showing oak transverse beam between Cells B and C.



Plate 197 – View west, showing joint in masonry relating to south extension.



Plate 198 – View north, showing joint in masonry relating to south extension.





Plate 199 – View west, showing lathe-and-plaster ceiling of Cell D.

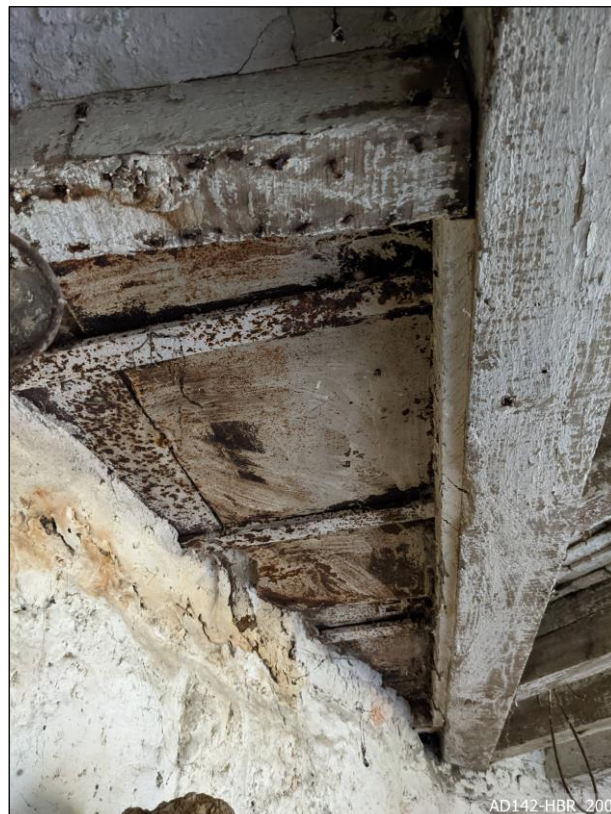


Plate 200 – View south-east, showing hearth of parlour.



Plate 201 – View north, showing chisel cut assembly marks in Cell D.



Plate 202 – View north, showing pit and circular sawn timbers in Cell D.



Plate 203 – View west, showing pit and circular sawn timbers in Cell D.



Plate 204 – View south, showing external doorway.



Plate 205 – View south, showing door hinge.



Plate 206 – View north-east, showing ceiling of Cell D.

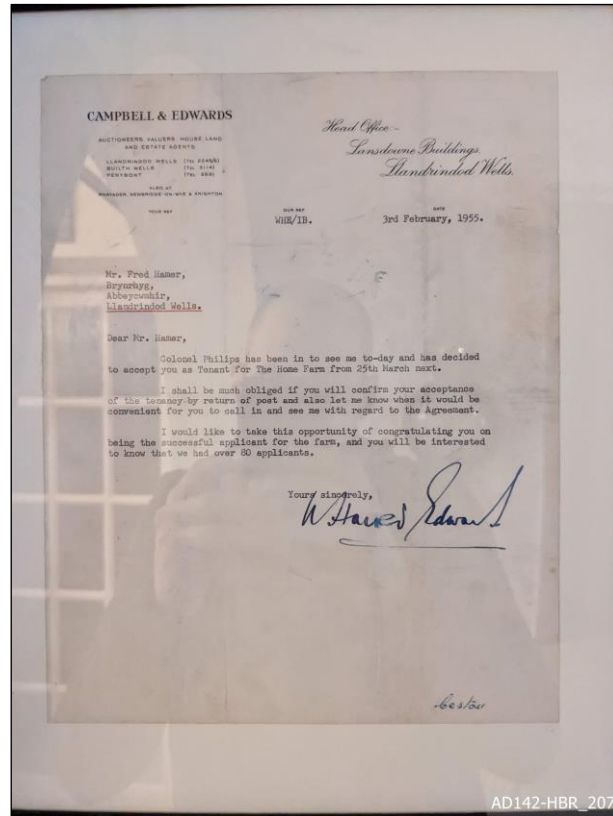


Plate 207 – Application acceptance of Mr. Fred Hamer to Home Farm, 3<sup>rd</sup> February 1955.

## APPENDIX IV

### Listing Descriptions

<b>Name</b>	Home Farmhouse	<b>Cadw ID</b>	83096
<b>Listed Status</b>	Grade II	<b>Status</b>	Designated
<b>Date Scheduled</b>	3 <sup>rd</sup> September 2004	<b>Community</b>	Abbey Cwmhir
<b>Easting / Northing</b>	305498 / 271137	<b>County</b>	Powys
<b>Broad Class</b>	Domestic	<b>Site Type</b>	Farmhouse
<b>Description</b>			
<p><b>History</b> - An C18 house to which a N wing was added in 1806 (date on building). It was extended at the S end where it faces the abbey ruins, after the Abbey Cwmhir Estate was purchased by Thomas Wilson in 1822. It was also set apart from its associated farm buildings by a garden wall that incorporated a tympanum of the Ascension salvaged from the abbey ruins. The farm eventually became the home farm of the Abbey Cwmhir Estate. Windows were altered in the C20.</p> <p><b>Exterior</b> - A 2-storey house with attic and basement, of rubble stone and slate roof, with early/mid C19 fretted barge boards and yellow-brick ridge stack to the N cross wing. The 3-bay main range faces W, and has C19 openings in freestone surrounds. The entrance is in the L-hand bay, which has a replacement ribbed door and small-pane overlight. Above it is a 16-pane hornless sash window. The narrow central bay is brought forward. It has a 30-pane sash window in the lower storey and inserted casement window above. The R-hand bay is blank and has a full-height vertical joint, indicating from where the house was extended in the C19. The N cross wing has a higher eaves line and bigger quoins. In its W gable end it has inserted 2-light and 3-light casement windows. Beneath the sill of the lower window is a re-set fragment of nook shaft from the abbey. In its N side wall is an inserted 3-light window in the lower storey and, on the L side, a single-storey C19 roughcast wing. It has a segmental-headed 2-light iron-framed window with Gothic small-pane glazing, and an inserted window to its R. The rear also has a 2-light window, but only one of the iron-framed casements is retained. To its L is a replacement door. The rear gable end of the N cross wing has a tablet inscribed 'WL 1806' and replaced windows. The rear of the main range also has replacement windows. At the S end is a short rear wing with lean-to facing the rear of the house. On the S side, facing the river, the rear wing forms a continuous 2-window elevation with the S gable end of the main range. Replacement casement windows are under flat stone arches. In the gable of the main range are 3 re-set stepped shaft capitals taken from the abbey. The basement has a boarded door.</p> <p><b>Interior</b> – Not inspected.</p> <p><b>Reason for Listing</b> - Listed, notwithstanding window alterations, as a farmhouse retaining its C19 form which has important associations with the abbey ruins, and for group value with other buildings at Home Farm that make a strong contribution to the historic character of the village.</p>			

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