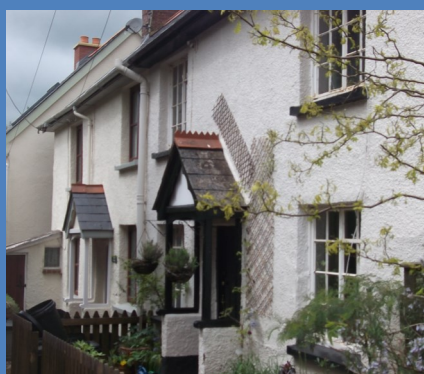


Cheriton Fitzpaine Conservation Area Appraisal and Management Plan



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1. INTRODUCTION

A Conservation Area is an area of special architectural or historic interest the character and appearance of which it is desirable to preserve and enhance. They are special areas where the buildings and the space around them interact to form distinctly recognisable areas of quality and interest.

In Conservation Areas additional planning controls apply to protect the existing street scene and encourage enhancement where appropriate. These are outlined in Appendix 3.

A Conservation Area appraisal (or assessment) is essentially an analysis of what makes it special. Many Conservation Areas do not have Conservation Area appraisals, despite their recommendation by Government and English Heritage. It is becoming increasingly important to have appraisals that define each Conservation Area's qualities in order to:

- understand what it is that should be protected or enhanced;
- formulate effective policies;
- make sensible planning decisions;
- be able to justify the designation when making planning decisions and at appeal;
- help residents, traders, council members, potential investors and other interested parties to understand the background to designation; and
- help potential developers to formulate their applications.

In order to specifically identify and assess the characteristics of the Conservation Area, the appraisal covers location, special architectural interest, character and appearance while the management plan covers preservation & enhancement.

The Cheriton Fitzpaine conservation area was designated in 1985. The conservation area and boundary were surveyed in the spring of 2014. Visits to the Cheriton Fitzpaine involved the reviewing of the original conservation area boundary, collecting photographic evidence and surveying the built environment and associate spaces within and outside of the boundary. Proposed changes to the boundary were carefully considered, following English Heritage guidance on conservation areas as well as assessing the appropriateness and collective attributes of all buildings and features in and around the conservation area.

A consultation with the public was held in February and March 2015 and a total of 7 representations were received. The local communities view and suggestions following this consultation have been incorporated into this document and informed the boundary changes to the conservation area. This revised document has been adopted by Mid Devon District Council the boundary of the Cheriton Fitzpaine Conservation area amended.

2. PLANNING POLICY CONTEXT

Conservation Areas are designated under the Planning (Listed Building and Conservation) Act 1990, section 69(1), by Local Planning Authorities.

Conservation Area Appraisals are not normally adopted as part of the Local Plan but they are nevertheless an integral tool that guides development. They are expected to be the subject of community involvement through a public consultation.

The National Planning Policy Framework (NPPF) sets out the national guidance and policies for creating conservation areas in section 12: Conserving and enhancing the historic environment.

National and Local planning policies change over time so it is important to check the up to date policy framework when considering making a planning application. At the date of publication all policies quoted were correct.

The Cheriton Fitzpaine conservation area was designated on 2 October 1985.

“When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest”

NPPF (2012) Section 12; Paragraph 127

Local policies for protecting and preserving heritage assets can be found on the Mid Devon website.

“The historic environment is an asset of great cultural, social, economic and environmental value. It contributes significantly to our quality of life and to the character of the district, representing a non-renewable resource that once lost is gone forever”

Local Plan Part 3 (2013) Policy DM27

3. LOCATION AND SETTING

The village of Cheriton Fitzpaine is situated in an area of countryside near one of the tributary streams of the river Creedy, 5 miles north-east of Crediton (see Map 1).

The majority of the historic core of the village was designated a conservation area in October 1985 and the boundary was altered in 2015 to take reassess the ages and quality of buildings as well as any associated green space within Cheriton Fitzpaine.

The Cheriton Fitzpaine conservation area contains a variety of listed buildings, which date between the 15th and 19th century. Many of the Grade II listed buildings consist of rendered and thatched cob cottages (see Figures 1– 5).

The village is located in a dip, which is emphasised by six of the seven approach roads to Cheriton Fitzpaine curving steeply up and out.



Figure 2 (above): Higher Saunders



Figure 3 (above): Old Primary School

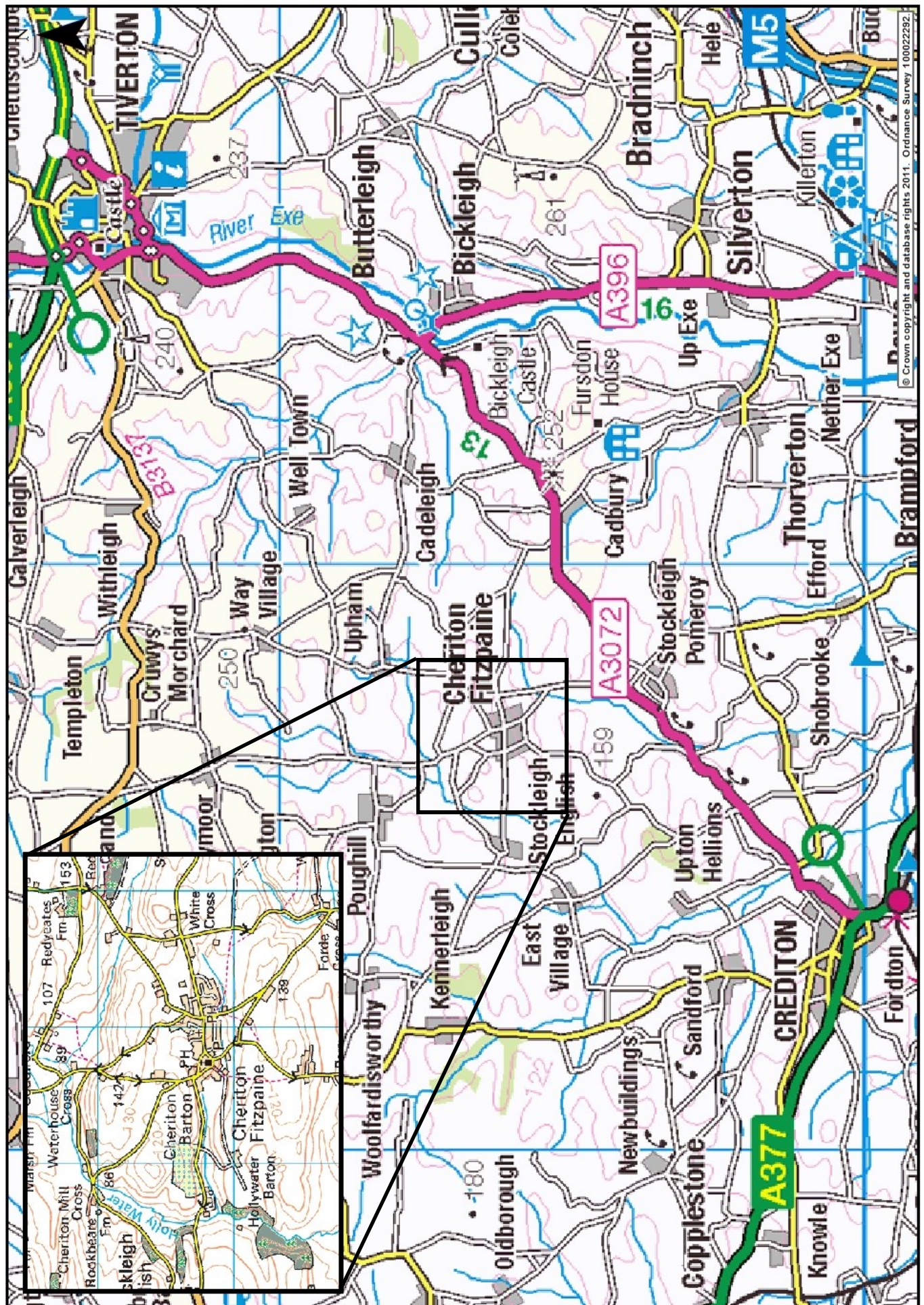


Figure 4 (above): Wreylands Cottage

Figure 1 (below): Honeysuckle Cottage



Figure 5 (right) : Barnshill and Barnshill Cottage



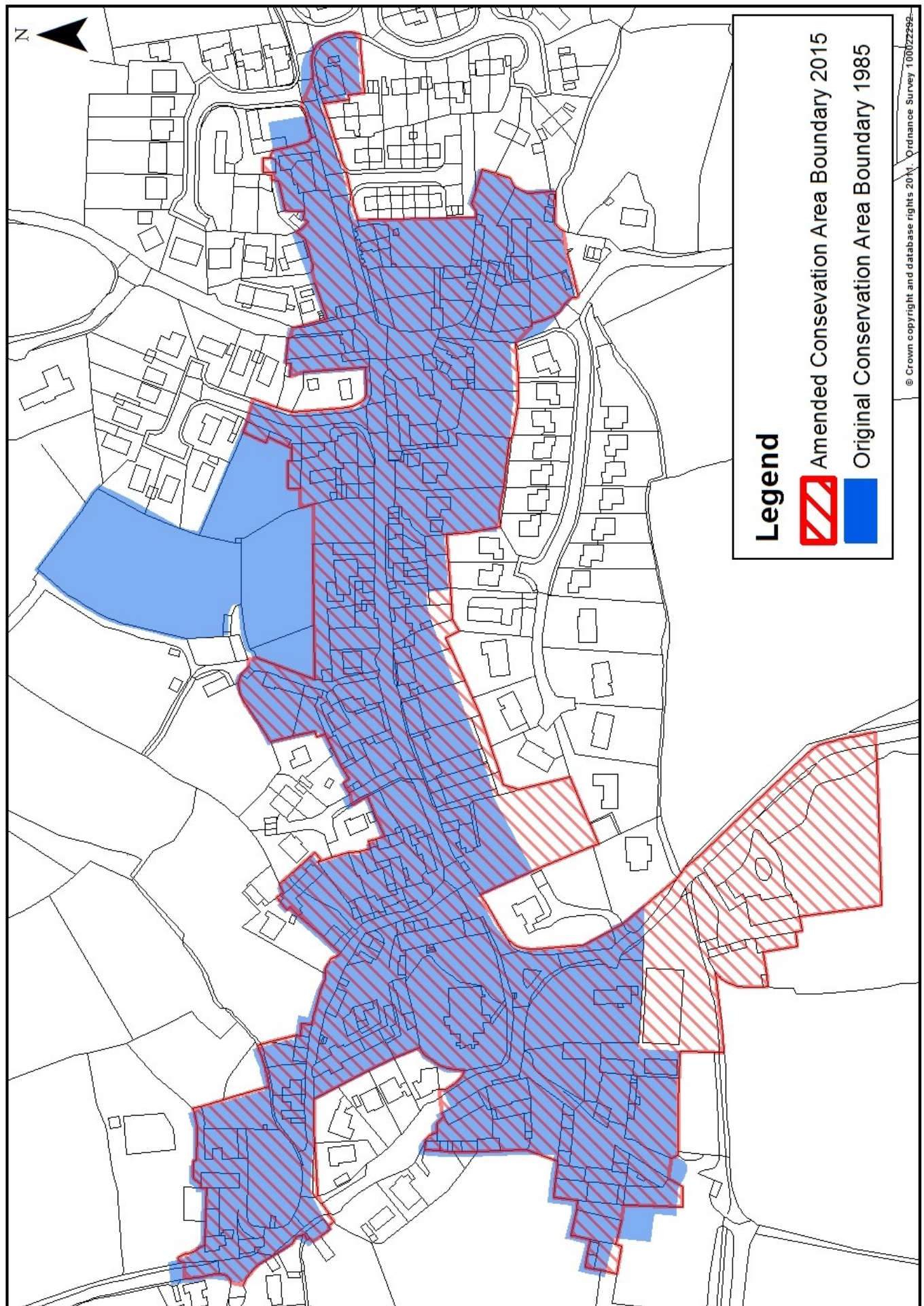
4. BOUNDARY OF CONSERVATION AREA: 1985 AND 2015

The conservation area was designated on 2nd October 1985. From surveying work in the late spring of 2014, the boundary was slightly altered to better take into account the architectural and/or historic built environment as set out in the guidelines and advice on conservation areas by English Heritage (see Map 2).

The conservation area covers most of the western and central part of the village. The original 1985 conservation area includes a number of exceptional buildings including the Parish Church, Pool Barton and the Almshouses in the east.

In 2015 the conservation area was extended to the south to include Manor House Barn, an early 16th century Grade II* Listed building and the later 17th century Manor House. The fields in the north of the original conservation area were removed in the revision, as they have no access from the main street in Cheriton Fitzpaine and are not within view from any part of the Conservation Area, including from Barry Close. As no current evidence of archaeological remnants or historic relation to the village were put forward, it is felt that these fields should be removed.

Other changes to the conservation area boundary included minor adjustments around property boundaries.



5. LANDSCAPE CHARACTER

The character of Cheriton Fitzpaine is influenced by the shape and form of the surrounding hills and their underlying geology, which is formed of sandstone, greywackes and shaly mudstones of the carboniferous period. Map 3 shows the diversity of Landscape Character Types around Cheriton Fitzpaine.

The hills are generally continuous in form and have a distinctive wave-like formation following the original fault lines.

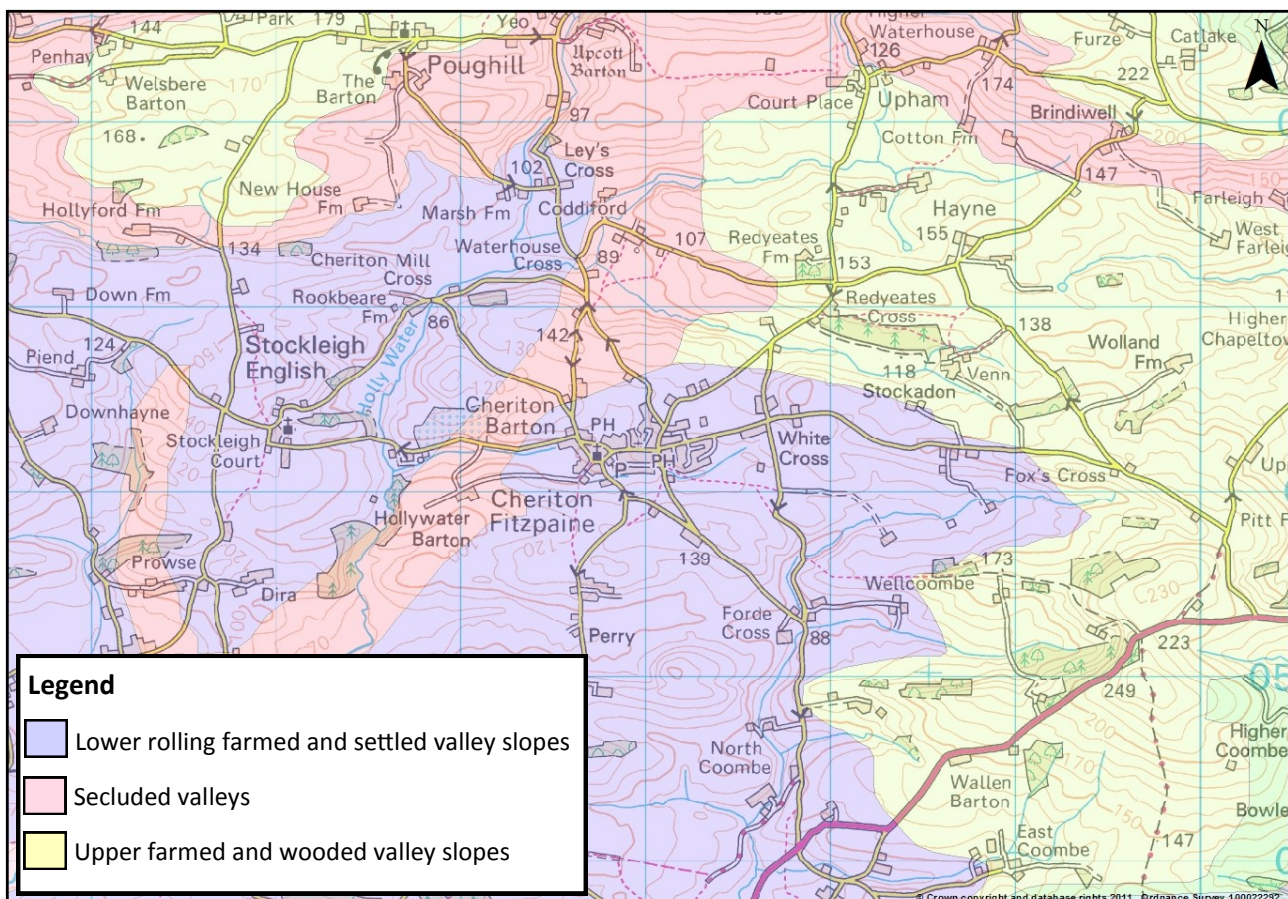
The hill shape has a dip and scarp characteristic. The dip being the shallow slope of the wave and the scarp being the steep part. The landscape surrounding the village is typical rural farmland of Mid Devon. It is tranquil and very picturesque.

Cheriton Fitzpaine nestles in the folds of the wave formation running in an east-west direction. The hills rise to 146 metres to the north and 142 metres to the south.

Surrounding the village, fields are irregular patchworks of pasture and a small amount of arable. Field boundaries are usually hedgerows, with some Devon banks. They are mostly straight with a few trees, although there are more trees in the hedgerows near to the village.

There is a substantial tree group near the Home Croft to the north of the village and by the Manor House and environs. A number of trees are visible on the skyline to the south.

MAP 3: LANDSCAPE CHARACTER TYPES AROUND CHERITON FITZPAINE



6. HISTORIC DEVELOPMENT

Cheriton Fitzpaine is situated in rolling countryside to the north of the A3072, slightly nearer to Crediton than Tiverton. It is an interesting village with one of the longest thatched buildings in England. The current conservation area encompasses the historic core (see Map 4) with the parish church at its western end which is listed Grade I (see Figure 6). To the south of the church is Poole Barton, which dates from the 15th/early 16th century and, within the proposed extension to the conservation area, on Rectory Hill is Manor House Barn, a former 16th century house. Both buildings are listed Grade II*. At the other end of the conservation area the old Almshouses are also listed Grade II* (see Figure 7). The conservation area also contains more than 20 Grade II listed buildings and structures ranging in date from the 16th to 19th centuries, including the aptly named Ring of Bells Inn next to the church.

The village is first recorded as *Cerintona* in the Domesday Book of 1086, the name meaning Church Farm. At that time the manor, which was held by Theobald son of Berner, had land for a total of 9 ploughs, 3 acres of meadow and 6 acres of woodland. The settlement appears to have gained the suffix 'Fitzpaine' by the 14th century as it is documented as *Churiton Fitz Payn* in 1354 and as *Cheryton Phespayn* in a deed dated 1510. The Fitzpaines held the manor in the 13th century.

In the wider parish are a number of historic farmsteads which are recorded as small manors in the Domesday Book such as Chilton, Coddiford, Coombe Barton and Lower Dunscombe. To the north of Cheriton Fitzpaine is Upcott Barton, originally the home of the Upcott family in the 14th century and the scene of the murder of Nicholas Radford in 1455, owner at the time, by Sir Thomas Courtenay, son of the Earl of Devon.

The archaeological background set out below is based on information currently held in Devon County Council's Historic Environment Record (HER). The HER is constantly being up dated and revised.

Figure 6 (right):
Church of St
Matthew



Figure 7
(below):
Almshouses



Prehistoric and Roman

No Prehistoric or Roman finds or features have been recorded within the conservation area itself which is probably due to a lack of archaeological investigation rather than a lack of evidence. In the wider landscape several enclosures of probable prehistoric or Roman date have been recorded as crop marks. Interestingly, the pieces of a small Roman amphora were found close to one of these enclosures to the north of Redyeates Farm, near Ball Cottages the late 1950s. A hoard of Roman coins of 1st and 2nd century date recovered from Poughill Barton in the neighbouring parish in 1836 is indicative of Roman activity in the area.

Saxon

Cheriton Fitzpaine dates back to at least the Saxon period. The earliest documentary reference to the village is in the Domesday Book which was compiled in 1086 which records that Aelmer held it before 1066. At this time it was called *Cerintona*. The name means Church Farm indicating that there was a church here before the Norman Conquest.

Medieval

One of the earliest surviving medieval features within the conservation area are the bee boles in a cob wall at the Ring of Bells which may date from the 1300s.

The parish church, dedicated to St. Matthew, dates to the 14th and 15th centuries and still retains some original details such as the chancel arch, the ceiled wagon roof with its fine carved bosses in the north aisle and chapel, and the Beer stone arcade in the nave with its carved foliage capitals.

The earliest house within the conservation area is Poole Barton which dates back to the late 15th-early 16th century with 16th and 17th century improvements and additions (see Figure 8). The original main block has a typical three room and cross passage plan to which a service wing was added to the rear in the 16th century and a cross wing projecting forward from the eastern end in the 17th century. Evidence of smoke-blackening in the roof suggests that the house was originally heated by open-hearth fires.



Figure 8 (right): Poole Barton

Lower Saunders (see Figure 9) and Wreylands Cottage also originated as three, or four, room and cross passage houses in the 16th century which were subsequently altered and improved in the 17th century. It is also likely that structural elements of this period will be preserved in later buildings, possibly masked by more recent alterations. Medieval features are also likely to survive as buried deposits within the historic core.

In the extension to the original conservation area to the south of Poole Barton is Manor House Barn which also dates to the early 16th century. This originated as an open hall house which was converted to a detached kitchen or bake house in the 17th century when a new house was built on the site of the present Manor House (see Figure 10).

Post Medieval

A number of buildings within the conservation area are dated to the late 16th to 17th century and features associated with post-medieval domestic and industrial activity are also likely to survive as buried deposits. The extant buildings can be divided into two discreet groupings at the eastern and western ends of the conservation area respectively.



Figure 9 (above): Lower Saunders

Within the eastern group is a row of former Almshouses. Four of these were originally built in the early 17th century with a fifth being added in 1853. The Half Moon Inn (see Figure 11) and Cross Cottage were both built in the late 16th, early 17th century while Lane End dates from the late 17th century. There are also two early former farmhouses, Higher Saunders (see Figure 12) and Bowdell and Buddle Cottage, originally a single farmhouse, which can trace their origins at least to the early 17th century. Indeed Bowdell and Buddle Cottage may have a 16th century core although this has yet to be proven.



Figure 10 (above): Manor House



Figure 11
(left): Half
Moon Inn

At the western end of the conservation area on the north side of the churchyard is Church House, part of which dates to 1659, as inscribed on a lintel over the fireplace. The Ring of Bells was formerly a house originally built in the 17th century (see Figure 13) and Rose, April and Bawn Cottages are a row of late 17th century, single room plan cottages, Bawn Cottage being extended in the 19th century. To the north-west, in Tower Hill, Honeysuckle Cottage is also thought to be late 17th century in date.

The church contains a number of late 16th and 17th century grave slabs and monuments while over the south door are the painted arms of Charles II dated 1665 (restored in 1971).

The Manor House, formerly the rectory, was built in the late 17th century, superseding the adjacent open hall house. It was largely rebuilt and extended in the mid 19th century.



Figure 13 (above): Ring Of Bells

Modern

The 1830s-40s Tithe Map shows the conservation area beginning to take on its modern appearance, the open spaces filled with gardens and orchards (see Map 5). A former poor house which was built in the 18th or 19th century and converted to a school in the 20th century is now a private residence and lies east of the church. It is a long thatched building, reputed to be the longest in England, fronting on to the churchyard. The first floor room at its southern end extends over the street, supported by timber posts (see Figure 14).

Figure 12 (below): Higher Saunders



Figure 14 (below): Former Cheriton Primary School



Hayes and Katherine Cottages were probably first built in the 18th century while Pynes House and, towards the eastern end of the conservation area, Beech Tree and Apple Tree Cottages and Barnshill and Barnshill Cottage (see Figure 15) were all built in the early 19th century. White's directory for 1850 lists many different trades, including blacksmiths, bakers, coopers, butchers, tailors, and a schoolmaster, all witness to a thriving community. However, the fact that, as mentioned above, a fifth Almshouse was added in 1853 suggests that the village had its share of poverty to cope with as well.

The parish church was restored by James Crocker in 1883-5. The tiles on the chancel floor, altar rail, stalls, pews and stained glass all date from this restoration. The chancel and tower arch screens are earlier 20th century.

By the time of the first edition Ordnance Survey maps, Pynes Terrace had been built along the south side of the main street and a Bible Christian Chapel on the north side with its own small burial ground. A number of pumps and wells are marked which the villagers relied upon for their water supply. A Smithy is marked at the eastern end of the village while 'Windmill Cross' just to the north-east of the conservation area suggests that a windmill once stood in the vicinity (see Map 6).

There appears to have been comparatively little 20th century development within the conservation area itself but there are areas of modern housing around the perimeter, particularly to the south, east and north-east and also to the west of the Ring of Bells.

Historic Landscape Characterisation

Historic landscape characterisation shows the conservation area to comprise the core of the historic settlement which extends slightly to the west of the current boundary of the conservation area. It is surrounded by medieval enclosures based on strip fields to the north and east, and Barton fields, larger enclosures laid out between the 15th and 18th centuries, post medieval and modern enclosures to the south and west with a small park/garden and orchards around the Manor House. Areas of modern settlement are also depicted to the south, east and north east of the conservation area.

Figure 15 (below): Barnshill and Barnshill Cottage

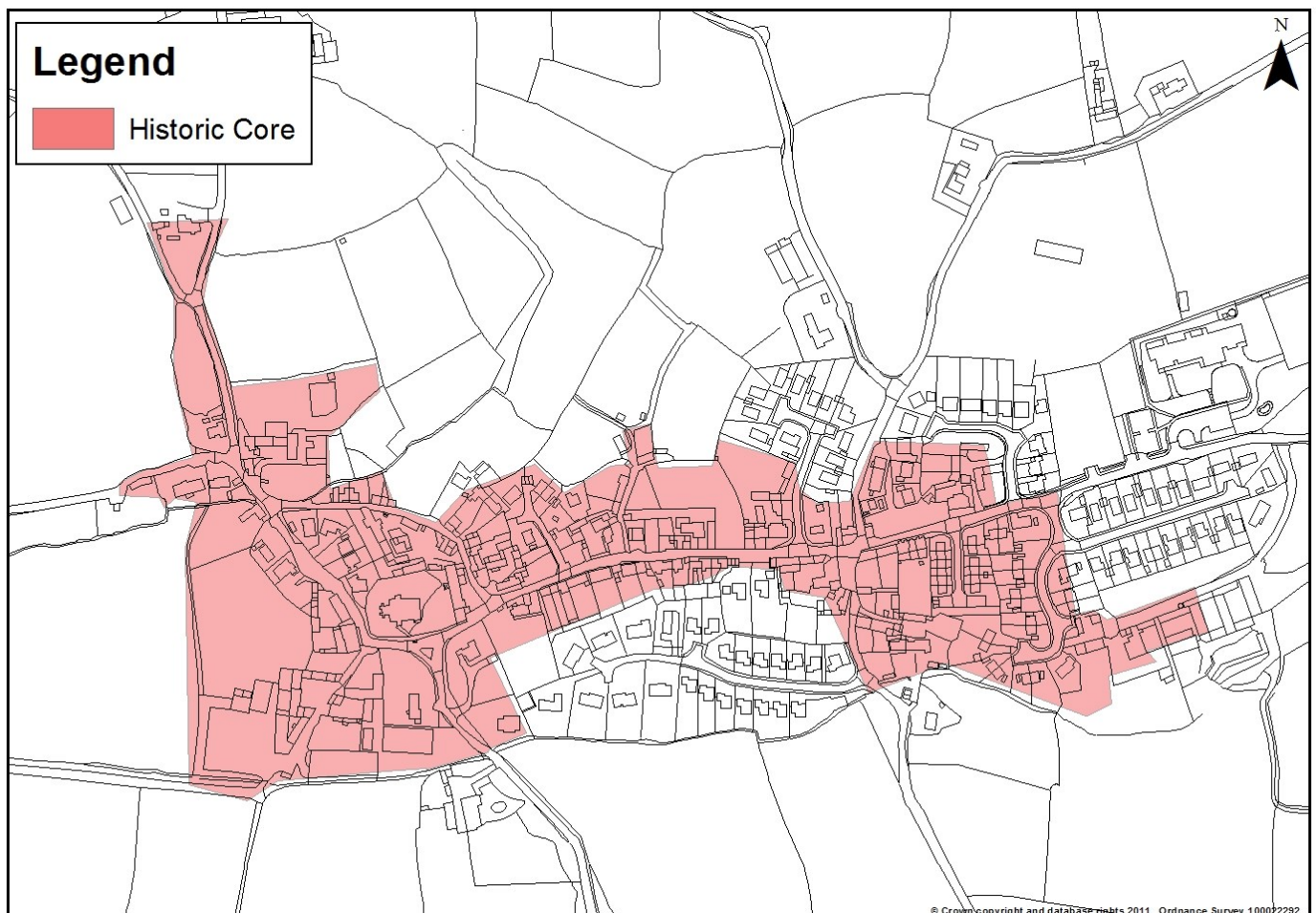


Archaeological Potential

Archaeological evidence indicating potential prehistoric and Roman activity and occupation is recorded in the wider landscape. Documentary and place name evidence suggests that Cheriton Fitzpaine has Saxon or earlier origins. Buried evidence for former buildings or structures may well be present in the conservation area and these may be affected by any development within the historic core.

The settings of nationally important designated heritage assets located within the conservation area and its surrounding environs may also be adversely affected upon by any development in this area. This, together with any potential archaeological impact, should be considered at an early stage in the design and layout of any new development within the conservation area.

MAP 4: HISTORIC CORE OF CHERITON FITZPAINE





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Please note that this information has been compiled from a number of different sources. It is provided for information only and must not be relied on for legal or planning-related work without further reference to the relevant authorities. Points or areas shown may represent part of a site that may lie of considerable extents. Most archaeological sites in Devon are on private land. The inclusion of a site in the Historic Environment Record does not imply any right of public access.

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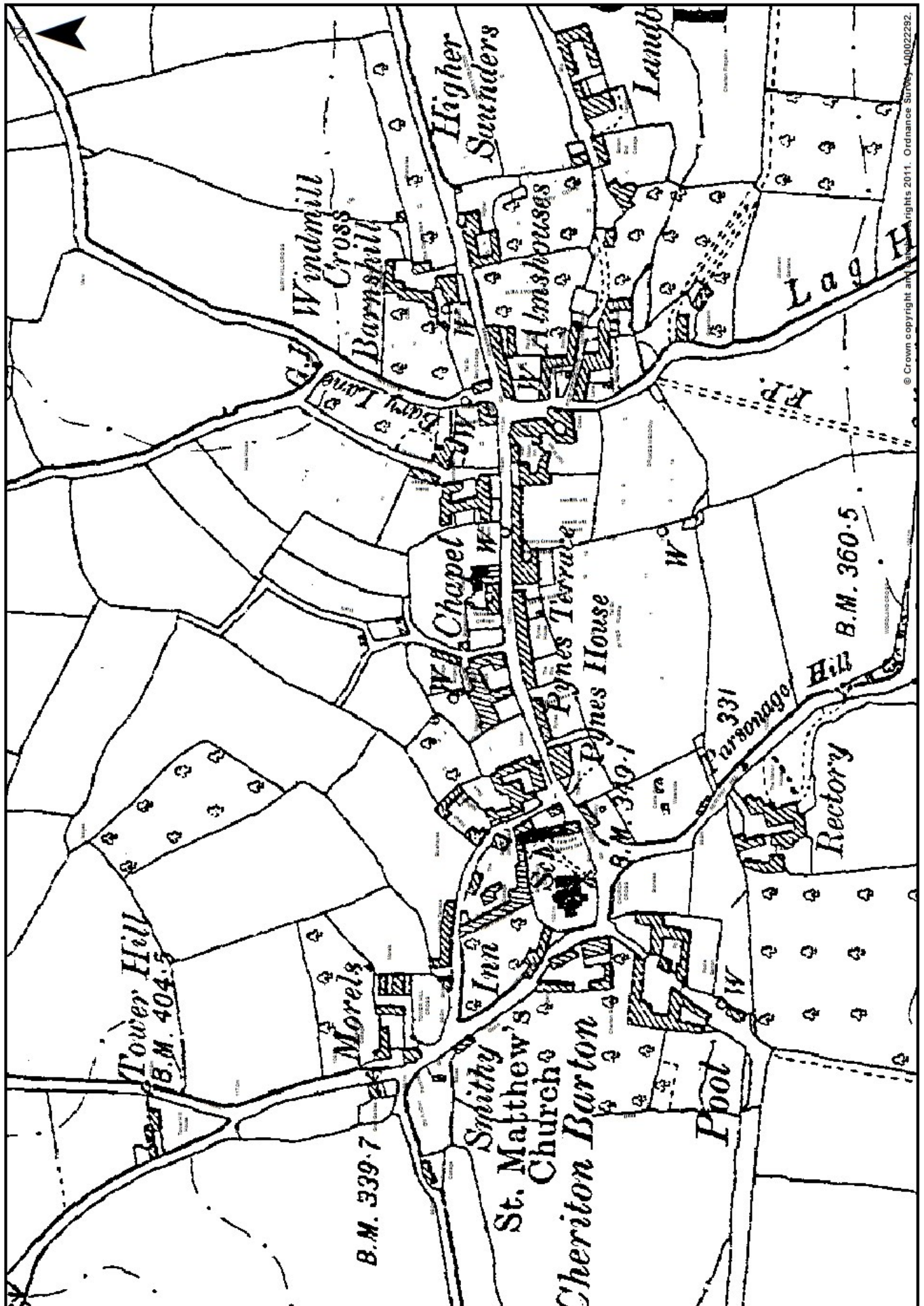
Title: Extract from the
Cheriton Fitzpaine
Tithe Map

Our ref: Arch/Cheriton Fitzpaine CAA

Devon Historic Environment Record

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Devon County Council
County Hall, Exeter, EX2 4OD
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www.devon.gov.uk/archaeology





7. CHARACTER

Cheriton Fitzpaine's character is influenced by the surrounding topography. The countryside and its steeply sloping hills can be seen from many viewpoints within the historic settlement.

The settlement is linear in form, following the topography of the area, with focuses of development at the two extreme ends of the village. Buildings along the main street front the pavement or road creating an enclosed feel and focusing views east and west.

There are no substantial public open spaces in the village apart from the Churchyard which is well defined by attractive buildings on two sides and a boundary wall

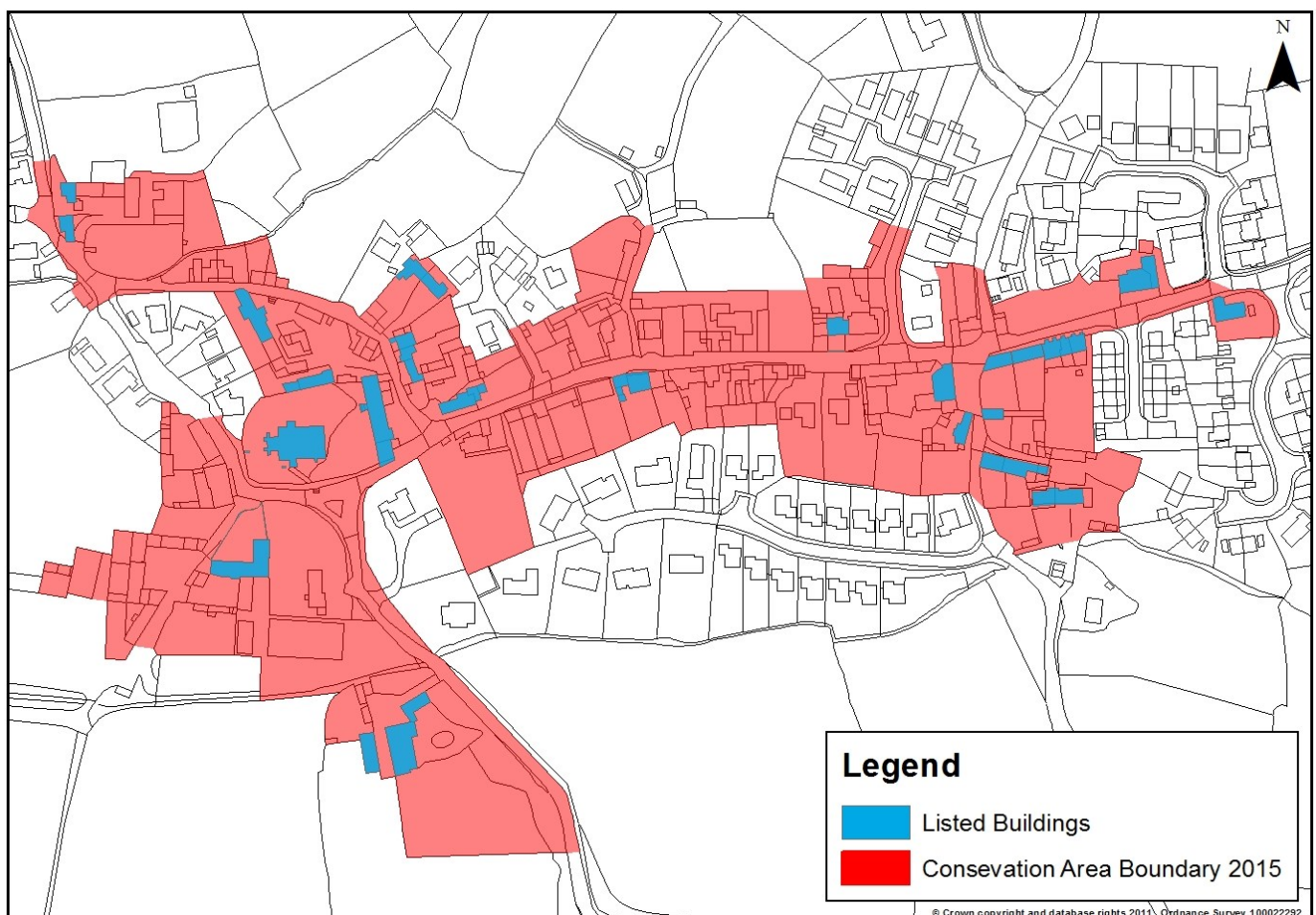
The earliest part of the settlement is focused around the church which is 14th Century with later additions and alterations.

The eastern part of the conservation area focuses around the Half Moon Inn, which is located at a cross-roads.

The main street is fairly flat and slightly curved. It was originally a shopping street and contained a full range of shops. Now there are few shops, most having been converted into residential dwellings.

Map 7 shows the listed buildings in Cheriton Fitzpaine. All of the historical listed buildings which are associated with the village are within the conservation area.

MAP 7: MAP OF THE LISTED BUILDINGS IN CHERITON FITZPAINE CONSERVATION AREA



8. VIEWS

There are a number of views out and of Cheriton Fitzpaine from within the village and surrounding countryside (see Map 8). Particularly fine views can be seen from St Mathew's Churchyard, which is in an elevated position and Stockleigh English Church Tower can be seen from this point as a distant vista (to the north west).

Many views in the village are confined by the curving nature of the street-scene. Small sections of the village are glimpsed at a time (see Figures 16 & 17)

Views of the surrounding countryside can be seen through and over large gardens of dwellings, especially to the north and west. There are distant prospects of Stockleigh English church tower to the west and the village of Poughill on the edge of the ridge to the north can clearly be seen from near Woodland Cross.

To the south are open views of the steeply sloping hills and adjoining countryside.

The views to the east are restricted by the configuration of the road and vista is nicely closed by the fine vertical features of the lateral stacks on the Old Alms-houses.

A distant view of the village from Wind-Whistle (to the south east) allows glimpses of the church tower and the old thatched school, amidst a mantle of trees in an attractive, traditional farm landscape of trees, hedges and fields.

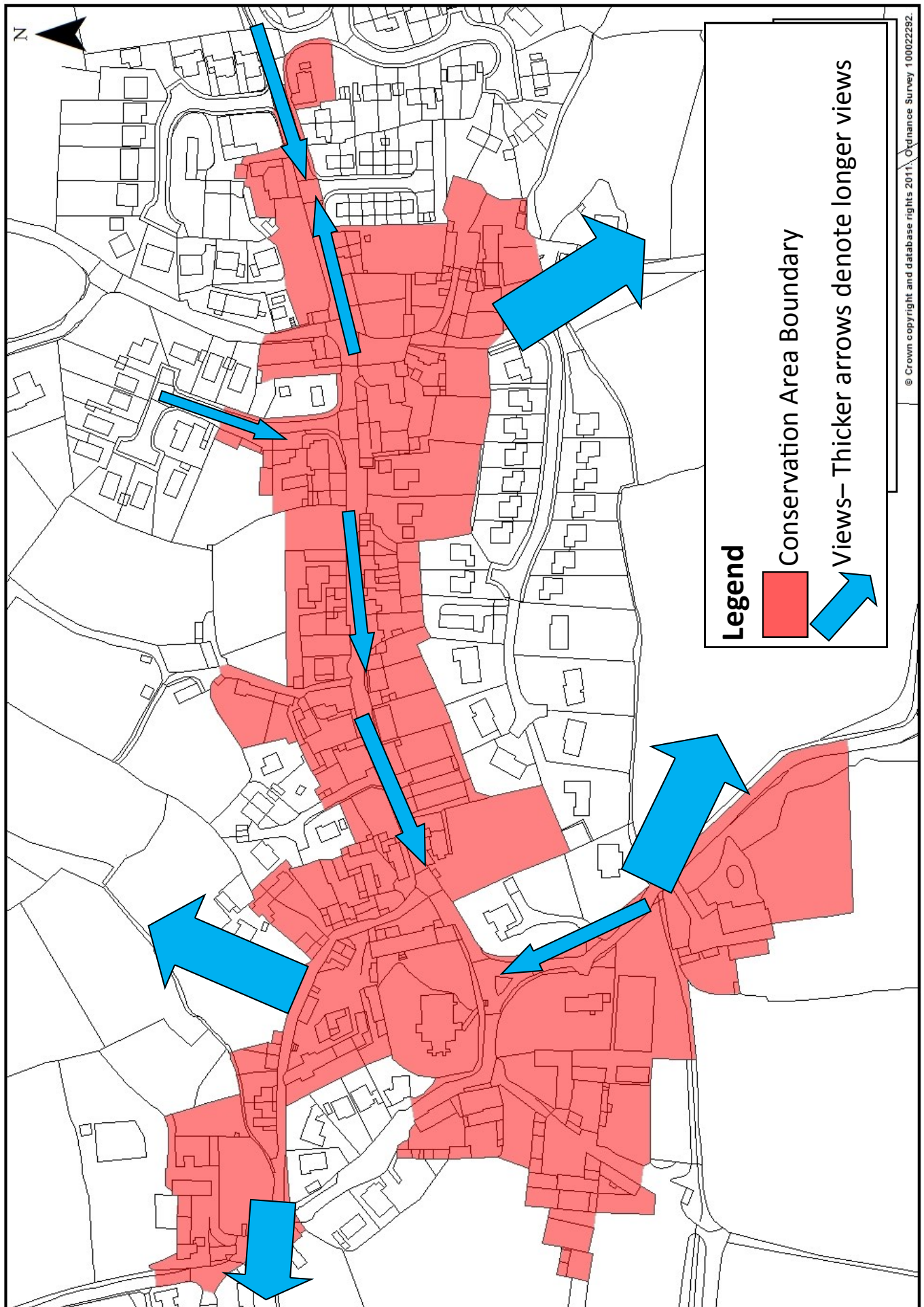
The linear form of the village is clearly seen from near Woodland Cross to the south, although modern development to the south conceals some of the conservation area. The modern development is rendered to help integrate it with the rest of the village. Its regular repetitive gables are in contrast to the otherwise organic character of the village form, as is the shape of the road layout (cul-de-sacs) and dwellings being detached and not terraced.



Figure 16 (above): View from the Methodist church to the church tower of St Matthew



Figure 17 (above): View from 'The Nunns' to the east, towards the crossroads



9. TREES AND OPEN SPACES

There are a number of specimen trees within the Cheriton Fitzpaine conservation area, but few open spaces.

The line of trees along the southern edge of the churchyard opposite The Manor House are tall and prominent when viewing the Church from the south (see Figure 18).

Another specimen tree in the Churchyard is the large tree to the west of St Matthews. This is a tree which has a noticeable location in the raised churchyard, but is generally only visible from the western side of the church as the church building and tower blocks the view of it from the east .

There are a few prominent trees to the south west of Lower Saunders. These trees feature in the views along the main street in Cheriton Fitzpaine.

There is a large Chestnut Tree to the west of Ring O' Bells Public House (see Figure 19). The tree is within the front garden area of the public house.

The churchyard is the only large area of open green space within the conservation area (see Figure 20).

There are a number of small areas of private open space which have been planted and maintained by residents which contribute to the character of the area (see Figure 21).



Figure 18 (above):
Row of trees to the
south west of St
Matthews church



Figure 19 (left):
Chestnut Tree outside
Ring O' Bells



Figure 20 (above): Church yard of St Matthew



Figure 21 (above): Private open spaces
maintained by residents

10. KEY BUILDINGS AND FEATURES

The Church of St Matthew is a Grade I Listed building and is in the western part of the conservation area (see Figure 22). It is one of the most important buildings in the conservation area. The nave and chancel are dated to the 14th century while the aisle, porch and tower can be dated to the 15th century. The tower has a ring of 6 bells, the oldest was cast by John Pennington of Exeter in 1665. The church was dedicated to St Mary before 1850 and known as All Saints in the 14th century.

The old Cheriton Primary School is located to the east of St Matthews church. The Grade II Listed building was originally a poorhouse and dates to the 18th and 19th century. The building was converted to a school in the 20th century and was converted into a dwelling in 2012. The former school is in a prominent position in the village and acts as a pinch point in the streetscape. At the south end of the building the first floor extends over the street carried on an arcade of timber posts (see Figure 23) and it retains its bell on the ridge of the roof.

The Old Almshouses are Grade II* Listed and are located in the eastern part of the conservation area. The three dwellings were originally five almshouses, four built in the early 17th century, while the fifth was built more recently in 1853. Each of the almshouses have a front-projecting lateral stack which are eye-catching and make the building stand out in the streetscape (see Figure 24).



Figure 22 (left): St Matthews Church

Figure 23 (right): First floor arcade, south side of former Primary School



Figure 24 (below): The Old Almshouses



Poole Barton is located in the western part of the conservation area to the south west of St Matthews church. The building has distinctive stone stacks similar to those on the Old Almshouses. A front garden is enclosed by a rubble wall with granite gateposts. To the left of the gateposts is a granite mounting block attached to the wall on the highway (see Figure 25).



Figure 25 (above): Poole Barton



Figure 26 (above): The Manor House

The Manor House is a Grade II Listed building in the southern part of the Conservation Area (see Figure 26). The house was formerly a rectory and dates to the late 17th century and was extended and rebuilt around 1850.

The Manor House Barn is located directly behind The Manor House and is a Grade II* Listed building. The Barn dates to the 16th century and was originally used as a dwelling. In the late 17th century the occupants built The Manor House and moved into it, converting the barn into a bake house.

The Methodist Church and the associated churchyard provides a green break in the street scene (see Figure 27), as well as providing numerous benefits to the community. The building is set back from the road and is visually appealing due to the windows and corners of the structure highlighted with lighter bricks.

Scutts Almshouse (see Figure 28) is located to the north east of the Church and to the north of the former Cheriton Primary School. On the south east side of the dwelling is the inscription *'FOUNDED BY ANDREW SC VT 1717'*. It is located in a prominent position in the street scene and may have been thatched when first built and one dwelling with The Haynes rather than two.

Figure 27 (below): Methodist Church



Figure 28 (below): Scutts Almshouse



There are a number of special features within Cheriton Fitzpaine which add to the character of the Conservation Area.

Gates, as well as providing boundaries between private and public space, are a key feature in Cheriton Fitzpaine (see Figures 29-31).

Stone and cob walls are common in the conservation area and create a strong sense of enclosure (see Figure 32).

Many parts of Cheriton Fitzpaine show remnants of cobbles. A large cobbled area is located to the south west of the church which then leads into a raised pavement to the south (see Figure 33 & 34).

There are two raised pavements within the conservation area. One is located to the front of the Old Almshouses and the other is to the south west of St Matthews Church.



Figure 30 (above): Gate to The Manor House

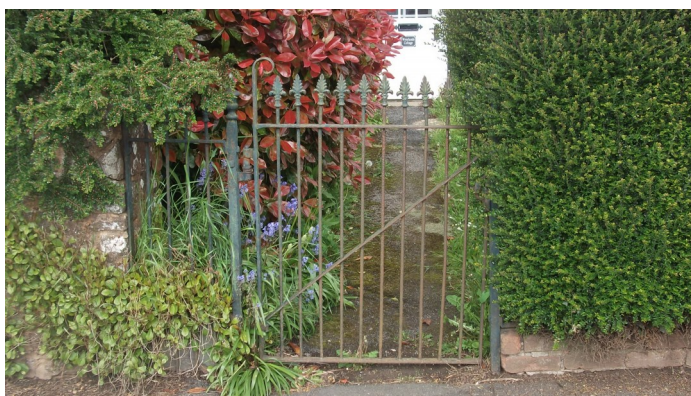


Figure 31 (above): Gate to Wreylands Cottage



Figure 32 (above): Stone and Cob boundary walls

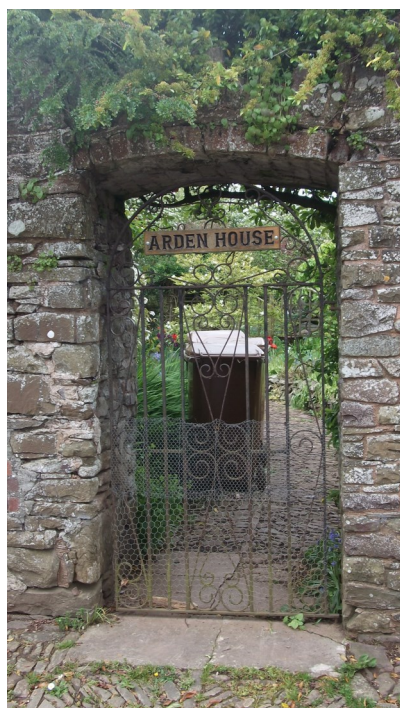


Figure 29 (left): Gate to the garden of Arden House



Figure 33 (above) & 34 (right): Cobbled area south west of the Church



MAP 9: MAP OF LISTED BUILDINGS, UNLISTED BUILDINGS OF MERIT AND SPECIAL FEATURES IN CHERITON FITZPAINE CONSERVATION AREA

