The Luppitt Mill

For sale by public auction on
Thursday 23rd September 2004

3PM at Fishponds House Dunkeswell

A fascinating three storey stone water mill and stone farmhouse in need of renovation and a range of traditional outbuildings in grounds of approximately 14 acres in a lovely rural location.

Four bedroom farmhouse
Mill with machinery
Traditional outbuildings
Grounds of approximately 14 acres including river frontage, mill leat, amenity and pasture land to be sold in three lots

General Remarks Map Ref. 193 171 053

Introduction. Although the mill last operated in the 1930's as the local corn mill the building retains a surprising amount of machinery and related fixings.

The mill which is mentioned in Pevsner's "The Buildings of England", also includes the farmhouse, which is adjacent and built of stone under a slate roof and it is thought to be older than the 1875 date stone on the mill. Facing the mill and house across a well tended grass yard is a range of unspoilt traditional outbuildings, which back on to the river Love.

The property has been occupied by the same family since the 1940's, and comes to the market for the first time in 50 years and presents a fascinating and rare opportunity to purchase an historic property in an idyllic rural location.

Lot 1

The farmhouse. Extends to approximately 9 acres

The Mill. A three storey stone built water mill with strong stone coigns, an 1875 date stone and timber gantry. Although the mill ceased working in the late 1930's the building contains many relics

of its milling past, including grain bins, threshing floors, in situ mill stones, flour shutes, iron cogs and wheels. The mill is divided into three floors, accessed by an internal timber staircase. The external iron water wheel is over shot and 11ft in diameter.
Outbuildings — piggery, cow shed, dairy, open waggon linhay, stable.

Sale price

Lot 2
The southernmost parcel of land being 2·57 acres and located at Ram Cross with road frontage and natural watering
Sale price

Lot 3
2·24 acre paddock/field with road frontage and ~~natural watering~~. access gate.
Sale price.

Possibly the following was the Chorus to a song sung at one of the Pantomimes to which Combe Raleigh school children were taken by Mr Morton Moncrief of Hillcote (now Hill House).
pre 1927.

Show me the way to go home.
I'm tired and I want to go to bed;
I had a little drink about an hour ago,
And it's gone right to my head.
Where ever I may roam
O'er land, or sea, or foam,
You'll always hear me singing this song,
Show me the way to go home.

Do you know these. Duffitt Packet Feb 2005
Why are peas planted in the ground like a gate post?
They both prop a gate.
Why was Adam a good runner?
He was first in the Human Race.
How long did Cain hate his Brother?
As long as he was Abel.
What is the difference between a camera and measles?
One makes facsimilies, the other makes sick families.
When should you loose your temper?
When it is a Bad temper.

I recently came accross the following verses which were obviously composed and written by Rev J F Prowse, dated 1941.
Peter, I assume was Tommy Shaw's dog.

Rev Cecil Shaw, Commandant for the Varsities and Public School's Camp
Rev. James Frederick Prowse, Adjutant, V.P.S.C

The autumn leaf begins to fall
And once again is heard the call
Come ye down South and take a rest,
To Sidmouth come, for that is best
For sun and gentle healing air
Come, leave behind your toil and care.

To Fourways come, for there is peace
And promise of a sure release
For body, soul and tired mind
Come here and leave your cares behind,
A welcome waits, a constant care
For all your wants is promised there.

Once more they came, two friends and dog
To happy be, and all agog
To share old Sidmouth's sheer delights
Of trips by day, and shows by night
To entertain with converse free
And share each other's company.

The Monday morn broke bright and fair
For Adjy, who was first man there
Who spent a very happy day
Strolling around beside the Bay
Till, after tea with great elation
He met the other's at the Station.

The dinner finished, they had planned
To test the Picture at The Grand
A foolish thing it proved to be
The plot was poor, the comedy
Was non-existent - glad they were
To come out into the fresh air.

The Tuesday morning, sad to say
Adjy, alas, was called away
To see Lord Sidmouth, say a prayer
But dear friend Goodship took him there
Then quickly brought him back again
Beside the gently rolling main.

That afternoon we climbed the hill
To Salcombe, where we took our fill
Of scones and cakes and pot of tea,
The lovely Church was good to see
Then wait for the bus ! alas
The driver drove right past.

That night we saw a splendid show
The story of a preacher who
The Gospel took into the wild
And showed a love for every child
And who the hardened sceptic won
And lost his only little son.

The Wednesday, starting in a mist
We went by bus through Mary's Clyst
To Exeter, Crediton, and so
Arrived for lunch at Westward Ho!
Clovelly's deep ravine descending
And climbing steps that had no ending

On Thursday morn. was Adjy seen
To meeting go as Rural Dean
The Bishop did not keep him late
~~Old Peter quite surprised~~
And as he came near Four Ways gate
Old Peter quite surprised to meet him
Dashed off at topmost speed to greet him

The tide was out, the sand was free
Said Peter "Let us have a spree!
And walk along the sandy beach
As far as human eye can reach,
And, if by chance, I find a ball
I'll make it mine for good and all."

To Branscombe for the final day
With thrilling hearts we took our way
We saw the fields where in the tent
So many happy days were spent.
Then to the Mason's Arms — Oh my!
I shan't forget that apple pie.

To finish up a happy day
And our last hour to wile away
A picture saw with great delight
About a man in suit of white
really We never shall forget
The bubbling scientific set.

So passed another holiday
And each of us went on his way
Commy and Peter on the train
While Adjy took the bus again
They count the hours till once again
They meet beside the rolling main.

See also I 302

The Luppitt Estate Sale

653 Acres 1 Rood 33 Poles Dolphin Hotel Honiton

Saturday 6th October 1917

	Name of Farm	Area	Rent	Vicarial	Rectorial	Price	Timber
Lot 1	Pulshays & Shapcombe	216-3-5	£134-17-0	£5-8-10	£8-5-9¾	£2,325	£115-7-9
" 2	Lower Shelvin	199-3-4	£210-0-0	£5-17-7½	£7-14-7½	£4800	£707-12-[illegible]
" 3	Higher Shelvin	133-2-20	£131-13-0			£2475	£81-12
" 4	Little Shelvin	48-2-27	£52-8-0	£2-0-7½	£3-0-9	£900	£39
" 5	Blackenfields	54-2-17	£73-0-0	£2-11-5¾	£3-10-10½	£1790	£21-15-0

The Title shall commence with an Indenture of Conveyance 30/12/1876
7 Parts John Francis Worth, George John Newton, Neville George Murray Laurence
Elizabeth Buckleigh Mackenzie, William Storey, Edwin Thomas,
John Gatehouse Raymond (William Storey now deceased.

12/2/05

3Hb

Copied from "Curiosities of East Devon" by Derrick Warren 1999 Reprint 2004

Page 5 2. The river Axe formed the boundary between the iron-age tribes of the Durotridges of Dorset and the Dumnonii of Devonshire. Both constantly carried out raids upon the other and, as a consequence, both constructed hill forts and camps (now commonly called castles), within whose earth ramparts their people and cattle could gather for safety. In East Devon the Durotridges' camps are those of Hawksdown Fort, Musbury Castle and Lambert's Castle. Those of the Dumnonii are Seaton Down Fort, Blackberry Castle, Berry Cliff Camp, Sidbury Castle, Peak Hill Camp, Dumpdon Yarway Castle Dumpdon Hill Fort, Hembury Fort, Membery Castle and Stockland Great and Little Castles.

Page 8. 9. The Stop line of 1940.

In 1940, had the Germans invaded this country west of a line from Seaton to Bridgwater, the rivers Axe and Parrett were to have formed the basis of a defence line to prevent enemy forces penetrating eastwards. To reinforce these natural barriers, a great number of concrete gun emplacements, pill boxes and anti-tank barriers were constructed along the east bank of the River Axe. From Axmouth harbour to Weycroft, north of Axminster, these can still be seen, stark reminders of those grim days, although in 1940 they would have been elaborately camouflaged. Along the whole line some 215 fortifications are still in place today.

Page 9 11 Newenham Abbey — Axe Valley

The Order of Cistercians was founded in 1098 and by the 13th C they had 83 monasteries in England and Wales. Newenham Abbey was one of these and was situated on gently rising ground by the River Axe, just South of Axminster. At first it had only a small chapel but the grand Abbey Church was completed in 1280, and was dedicated to St Mary the Virgin. Its chief benefactors were Sir William and Sir Reginald Mohun of Ottery Mohun, with Bishop Bronescombe of Exeter giving £400, and the stone a gift from the quarries of Sir John de Staunton.

Newenham

Sir William Sir Reginald de Mohun

The architect was Walter de Boreham and the design closely followed that of the Abbey Church of Salisbury, which was built a little earlier. Although smaller than Salisbury, the nave and choir being 180 feet long and the transept 152 feet wide, it was as elaborate and as beutiful. (In fact Alice de Mohun, the founders' mother, had paid 12 years stone for Salisbury.

Alice de Mohun

Page 24 Copper Castle

41 Copper Castle

On the west side of the A35 coming down into Honiton is Copper Castle. This is an old, crenellated tollhouse of the Honiton Trust c. 1800. It is not only its name which is unusual; it has also retained its original iron gates which once crossed the road although, the road having been considerably widened, the gates can no longer span the road but stand open on each side.

Two photos clearly show these gates.
Many years ago my father, John Sage 1871-1943, bought a similar gate from the iron foundry of Michelburgs, and it was erected at the farm entrance from the council road, with brick and stone pillars. Just recently this gate has been passed back to the Honiton Town Council, but as yet no permanent site has been found for it.

Page 28. 51 Wolford Chapel near Honiton.

See page 321

A detailed description is given of this Chapel built in 1800 by General John Graves Simcoe, and is now Canadian property.

Simcoe

Page 29

52 Luppitt Harbour

During the latter half of the nineteenth century and the beginning of the twentieth Luppitt had two football teams — 'the Sailors' and the 'Dockers' — the members of the respective teams living on either side of the brook, the river Love, which flows down the valley. Until quite recently, where this brook crossed the road leading up to the Church, there was a very wide shallow ford. This was known locally as "Luppitt Harbour," with the male resident of the cottage directly east of the ford having the honorary title of 'Harbourmaster'. The last 'Harbourmaster

River Love

Luppitt Harbour

Tim Davey

Tim Davey, who died in 1982, had an old postcard of about 1905, coloured in the style of that era, which was a photograph of this wide ford but with a much-reduced photograph of a battleship superimposed on the water. The whereabouts of the postcard is now unknown, but I was shown it in 1960 by the 'Harbourmaster'. (N.B. The house was later flooded. J.S.)

Surprisingly, all the above nonsense has a basis of fact and makes a fascinating example of how folk stories originate.

Civil War 1642-1646

During the Civil War of 1642-1646 the Royalists under Charles I and the Parliamentarians under Cromwell, the Parliamentarians had a small army camped on Hartridge, an area of high, level ground to the east of Luppitt. The Royalists in the area were heavily outnumbered and called for reinforcements from their nearest garrison, which was at Exeter. However, no soldiers could be spared but a small contingent of sailors was dispatched from Topsham. The story has it that they sailed up the brook from Budleigh Salterton: But any way, they scaled the steep, wooded slope of the hill, which to this day is named Luppitt Shore, and helped win the day for the Royalists.

Luppitt Shore

Font

Page 30

The 'Pagan' Font at St Mary's Church, Luppitt

53 The Norman font in this little village church is even more worthy of note than the beautiful wagon-roofs or the impressive gargoyles on the outside of the north wall. The font is square and the carvings on its four sides are barbaric in their representation. Pevsner describes them as "centaur fighting two dragons, two men fighting each other with rail-shaped big clubs, a group of dachshund-like animals, and a tree with dishevelled foliage (tree of life treated by an exceptionally unconventional carver)". Another description says "curious grotesques and a pagan centaur (note especially the priapus, which at first sight might be taken for a tail). It is possible that the image of the demon swallowing the top of the human head is a symbolic representation of demonic possession, the idea being that the demon is in charge of the thinking of the human being it is attacking." All writers, however, attest the pagan origens of the carvings and the assimilation of the old beliefs into the Christian religion.

Roof Gargoyles

Pevsner

Two photos shown

In Greek mythology, Priapus was the son of Dionysus and Aphrodite, the god of reproductive power and fertility, the protector of shepherds, fishermen and farmers. He was later regarded as the chief deity of lasciviousness and obscenity and the phallus was his attribute.

According to one authority the name Luppitt stems from 'love-pit', after a religious order (!) that once lived in the valley but was disbanded by the Mohuns of Ottery Mohun some time before the thirteenth century.

Mohuns

Page 32 59 The murderer's stone

Far up the remote valley of the River Culm near the charmingly named hamlet of Rosemary Lane, a neat cast-iron plate stands beside the road. It reads "Wm Blackmore, Land Surveyor, of Blayhidon Mills, was murdered on this spot the 6th day of February 1853 by George Sparks, of this parish, who was executed at Exeter for this horrid crime." The story behind this is prosaic enough. Blackmore went to collect money from a farmer, John Honeyball, and the transaction was seen by two of his men, George Sparks and Hitchcock. Sparks and Hitchcock went drinking that evening at the White Horse Inn at Bolham and again met Blackmore; at 1 AM they left together, laughing and talking amicably. However after Hitchcock had gone his separate way, Sparks hit Blackmore with a heavy pair of tongs he had been carrying, killing him and taking the money. Sparks was arrested, tried and then, on a new scaffold, was executed at Exeter before a crowd of 12000. What makes this commemorative plate so unusual is that either the parish or Blackmore's friends and relatives felt the need, at no little cost, to remember the event in such a permanent manner. After all, murder for gain was not uncommon and was rarely commemorated so publicly.

The Luppitt connection!

I have copied the above because the signature on the Luppitt Tithe Maf Apportionment papers of 1842 and 1844 carry the signature of Wm Blackmore. Possibly the same surveyor

~~Feb 05~~

350

A Political Perspective

Harold Wilson Memorial Committee

Source not known

We have the distinguished honour of being members of the Committee to raise five million pounds to place a statue of Harold Wilson in front of the Houses of Parliament. This committee was in quite a quandary about selecting the proper location for the statue.

It was thought not wise to place it beside the statue of George Washington, who never told a lie, nor beside Lloyd George who never told the truth, since Harold Wilson could never tell the difference. After careful consideration, we thought it would be a good idea to place it beside the statue of Christopher Columbus, the greatest Socialist of them all, in that he started out not knowing where he was going, and, upon his arrival, did not know where he was, and, on returning, did not know where he had been; and did it on borrowed money.

Five thousand years ago, Moses said to the Children of Israel, "Pick up your shovels, mount your asses and camels and I will lead you to the Promised Land". Nearly five thousand years later, Frank Cousins said "Lay down your shovels, sit on your asses, this is the Promised Land." And now Harold Wilson is stealing your shovels, raising the price of camels and taking over the promised land.

If you are one of the citizens who has any money left after taxes we expect a generous contribution from you towards this project.

An aid to memory concerning

~~Stalactites~~ mites and ~~Stalactites~~

When the mites climb up
The tites come down

tights