

Introduction: The Farms and Farmers of Axminster Parish

This document in context

This PDF document, dated March 2016, forms part of 'An Account of the Farms and Farmers of the Parish of Axminster since the Agricultural Revolution; Including Smallridge, Westwater, Weycroft & Wyke'. A full introduction and additional contextual background to the research can be found on the Axminsterheritage.org website. This PDF document is one of seven, each of which deals with the farms in a different part of the parish.

The full and abbreviated titles (as used in cross-references) of all seven PDF documents are as follows:

| Full titles | Abbreviated titles (for cross-referencing) |
|---|---|
| Up the Yarty from Hunthay Lane | Yarty PDF |
| Between Membury Road and Smallridge, North of Cloakham | Uphay-Smallridge PDF |
| Millbrook, Weycroft and Lodge Lane | Weycroft PDF |
| North of Sector Lane to the Hawkchurch boundary, including Cuthays Lane | North of Sector PDF |
| Between Sector Lane and Cook's / Woodbury Lanes | South of Sector PDF |
| Wyke, Trinity Hill and Great Trill | Wyke PDF |
| Down the Axe Valley and along the Membury Road | Axe PDF |

The underlying research was carried out by, and the various documents have been written by, David Knapman. They are now being made available for unrestricted personal (non-commercial) use via the Axminsterheritage.org website. Any first-person references (i.e. to 'I' or 'me') in this document are therefore to David.

If you make use of any part of this research, you are asked to credit Axminsterheritage.org as the source, and David Knapman as the author.

The whole 'Account' should be treated as a work in progress. There are bound to be errors and omissions, and responsibility for them rests entirely with the author. Readers who find any mistakes are asked to draw them to his attention via the Axminsterheritage.org website (a contact Email address for all 'history-related' matters is provided on the main website), and they will be corrected in later versions. Likewise, if you have additional information which you would be happy to share, the author will do his best to accommodate it.

Acknowledgement of the help and information which has been received from several current Axminster farmers and other interested parties is given on the main webpage to which this PDF file is linked.

Key sources and references

The main source document, which are referred to as Ref 1, Ref 2 etc are outlined below. Fuller details on these references and where to find them can be found on the main webpage. Other sources which are used once only are given in footnotes.

Books and surveys

Ref 1 is 'The Book of the Axe' by George P R Pulman, and in particular the 4th edition, which was published in 1875.

Ref 2 is 'The History of Newenham Abbey in the County of Devon' by James Davidson, published in 1843. See also Ref 12.

Ref 3 is 'The Book of Axminster: The making of a town within its landscape' by Angela M W Dudley (Barracuda Books, 1988).

Ref 4 is 'The Book of Axminster with Kilmington' by Les Berry and Gerald Gosling (Halsgrove, 2003).

Ref 5 is 'Around Axminster – in old photographs' by Les Berry and Gerald Gosling (Alan Sutton Publishing, 1993).

Ref 6 is a survey of the land holdings of the Petre Estate which was carried out in preparation for their sale, in 1824.

Ref 7 is the collective term used for the tithe apportionment process undertaken in the mid-19th century to modernise the system under which tithes were paid by many property owners to the parish church. Some other properties were exempt from tithes because they were associated with former monasteries. This was of particular relevance to Axminster, where Newenham Abbey had been a major landowner. The tithe apportionment work in Axminster parish was undertaken in 1838.

Ref 8 is the sales catalogue which was produced in 1916 when the Cloakham Estate was offered for sale at auction.

Ref 9 comprises three ledger books which were kept by Robert Snell and then (from about 1900) by Messrs R&C Snell of Axminster. The majority of the entries comprise valuations carried out in connection with the determination of farm rents, likely sales values and the process surrounding the grant of probate.

Ref 10 is the collective term for old newspaper reports, all of which can be accessed via the britishnewspaperarchive.co.uk website. In all cases the newspaper concerned is identified, together with the date of publication. The newspapers are identified by their initials (DCC = Dorset County Chronicle, EE= Express & Echo, EFP = Exeter Flying Post, EPG = Exeter & Plymouth Gazette, NDJ = North Devon Journal, SM = Sherborne Mercury, TCWA = Taunton Courier & Western Advertiser, WDP = Western Daily Press, WT = Western Times, WG = Western Gazette, WMN = Western Morning News).

Ref 11 is the collective term, for the Axminster parish registers.

Ref 12 is a list entitled 'Occupiers of land that are titheable to the vicar, 1828. Number of cows kept', together with an equivalent list of cows kept on farms which were exempt from tithes. The source is James Davidson's unpublished 'Collections for a History of the Town and Parish of Axminster'.

Census returns, voters lists and directories

The census returns made every 10 years from 1841 to 1911 provide invaluable information about people, but are not always reliable or detailed as far as place names are concerned. References to census data are generally made simply by citing the year (e.g. '1851C shows Mr ABC at XYZ farm').

The voters list for 1842, included in James Davidson's 'Collections for a History of the Town and Parish of Axminster' (see Ref 12), is referred to as 1842V, because information which it contains complements the information from the 1841 census return.

Axminster library has a collection of extracts from historic directories covering the period from 1850 to 1939 (plus a few earlier ones). Such directories generally list at least the more prominent local farmers. The directories are referred to in the text by citing the year (e.g. '1878D shows that Mr ABC had taken over XYZ farm by then').

Old maps

Use has also been made of a sequence of old maps. These are simply referred to in the text as 'the 1765 map', 'the 1891 map' etc. There is a detailed section of text on the Axminsterheritage.org website explaining how most of these old maps can be found (and viewed) on-line.

Millbrook, Weycroft and Lodge Lane

Millbrook

Millbrook (sometimes one word, sometimes two) sometimes refers to the cluster of dwellings which include the mill and the farm, and at others just refers to the farm. Both the mill and the farm were in the manor of Prestaller (Ref 1, pages 584 and 613).

In 1838 (Ref 7) Millbrook Farm was occupied by Giles **Collier**, and was 92 acres. He also had an interest in Uphay (see the Uphay-Smallridge PDF). I have not found a reference to Millbrook in 1841C, but 1842V names Giles Colier as the voter connected to Millbrook (and Bevor, without it being possible to see which parcel of land this refers to).

1851C names Edward Bussell as the miller, but does not name a farmer at Millbrook. Edward Bussell's presence is confirmed by 1856D and 1857D, and 1857D shows that William **Loud**, a butcher, was also farming some of the land at Millbrook. This in turn is confirmed by 1861C, which records William Loud as farming 90 acres, and George **Mullins** with 38 acres, also at Millbrook.

Both men were still there in 1866D, and George Mullins was also listed in both 1870D and 1871C, when his farm was recorded as 40 acres. 1871C also records Mrs Hannah **Sandford** with 18 acres. Both of them are again recorded at Millbrook in 1873D (with Mrs Sandford shown as having Wellands Farm as well: see the Yarty PDF). 1873D also names John **Heal** (who also had Pinneywood Farm, as well as interests in flax dressing and implement manufacturing at the foot of Castle Hill, Axminster) as the farmer of Millbrook Farm.

Both 1878D and 1881C show William **Phillips** as the farmer at Millbrook, with the farm shown as 120 acres in 1881C. (1878D and 1878/79D both suggest that he may have had Bagley Hill Farm as well: see below. By 1883D he apparently only had Millbrook). He was still there in 1889D (but at Prestaller in 1890D: see below). 1889D also names James **Tucker** as a dairyman at Millbrook.

Both 1890D and 1891C show John **Norris** as the farmer at Millbrook, and 1893D shows that he was a dairyman.

1901C and 1902D show Joseph **Corr** (born c.1830 at Armagh, Northern Ireland) at Millbrook, as do all directories and census returns until (and including) 1914D.

However, by 1910D Thomas Wilfred **Carroll** was also farming at Millbrook, and 1911C describes him as a dairyman and milk purveyor, and shows that he was born c.1884 in Axminster. All directories from 1914D to 1930D show him still at Millbrook.

1935D names William W **Denning** as the farmer at Millbrook, and this is confirmed by a press advertisement (Ref 10, WG 5 July 1935) which names him as the owner of the 52-acre farm and associated retail dairy business, which was being offered to let by tender, by Messrs W Palmer and R&C Snell Ltd. 1939D lists Ernest **Powell** as the new farmer, and an earlier press report (Ref 10, EPG 21 Feb 1936) shows that he had been there at least 3 years by then. The last references that I have seen to farmers at Millbrook are Francis John **Wareham** (Ref 11, 1942), Reginald **Summers** (Ref 11, 1946) and George **Gay** (Ref 11, 1947).

Prestaller

Long before the dissolution of the monasteries the Manor of Prestaller had been given by Newenham Abbey to the Church (Ref 1, page 613). The 1776/78 map shows a blank space where Prestaller is, and identifies the owner as the 'Prebends of York'. As church-owned property, Prestaller is not shown on the Tithe Apportionment map (Ref 7), nor is any of the land in the list identified as belonging to the farm.

Occasionally the name of the farm is shown as Priest Aller, but this is both unusual and wrong, and I have used Prestaller throughout.

No farmer is shown as living at Prestaller in 1841C (so far as I have been able to determine), though a farm labourer was. In 1842V George Davey **Ewens** (see the South of Sector PDF, under Fawnsmoor) was linked to Prestaller. 1851C shows John **Lumbard** farming 75 acres there, as does 1856D. I have not found an entry in 1861C, but both 1866D and 1870D name John **Stickland** as the farmer at Prestaller.

1871C names John **Denning** as the resident of Prestaller, describing him as a dairyman. This is confirmed by 1873D (which also has a John Denning described as a butcher on Lyme Street).

1878D lists Richard **Frampton** at Prestaller, as does 1878/79D. 1881C shows Henry **Harris**, a dairyman at Prestaller, but 1883D has no entry.

By March 1889 William **Phillips** had moved the very short distance from Millbrook to Prestaller. A press report (Ref 10, EPG 29 Mar 1889) states that he lost a cow valued at £15, after she was found, just 15 minutes after being turned out to grass, with serious ligament damage, and had to be put down. His presence at Prestaller is confirmed by 1890D and 1891C. 1893D lists William Phillips back at Millbrook, but I strongly suspect this was an error, and that he was actually still at Prestaller. He was there in 1901C, but a valuation report (Ref 9) carried out in March 1902 shows that he was preparing to leave (to go to Castle Farm, or more accurately Castle Hill Farm: see the Axe PDF), a year before his lease expired. 1902D does not carry a listing for Prestaller.

John **Gould** was at Prestaller in 1906D. 1910D names Thomas **Connett** as farming at Millbrook, and 1911C shows that he had been born c.1842 at Farway, while recording him farming at what looks like Millbrook / Evil Lane. 1914D shows that he was in fact at Prestaller.

By 1919D Walter Henry **Rowe** was at Prestaller (having previously been at Fawnsmoor), but he died aged 45 in March 1919 (he is buried at Axminster). By 1923D George **Pinn** had taken over at Prestaller, and he was still there in 1939D.

In 1934 what must have been a separate parcel of land, though described as 'Prestaller Lands' was offered for sale (Ref 10, EPG 27 Apr 1934) by Messrs W Palmer & Co and R&C Snell Ltd. The land comprised 31 acres, and was described as having been let to the late Mr P **Bull**. It was bought (Ref 10, WT 25 May 1934) by Mr P Bull (possibly the previous tenant's son) for £1,625.

I am unsure what happened after that, but more recently the farm was run by Derek **Wyatt** & Son (with Mr Wyatt recorded as retiring in 2015, having sold the farm, in connection with a 'for sale' notice).

Beulah and Beaver

Beulah Farm is not identified by name in any of the census returns or pre-1940 directories. However in 1935 a newspaper (Ref 10, WT 3 May 1935) reported on the will of the recently deceased Francis Charles Burton **Dening** of 'Beulah Chubbs Farm', who it described as a farmer and haulier. When Beulah and Chubbs were sold a decade later (Ref 10, EPG 17 Aug 1945) Beulah was described as comprising a bungalow, some buildings and 34 acres, roughly a quarter of the size of Chubbs (see the North of Sector PDF). It appears quite likely that on letting Chubbs Farm, Francis Charles Burton Dening had built a new bungalow much closer to the town, and allocated some of the land to it as a smallholding.

By 1947 the farmer at Beulah was Samuel **Diment** (Ref 10, WG 20 June 1947), who had previously been at Lower Beavor Farm. As late as 2010 Basil Diment and his wife Phyllis were living at Beulah, before moving to Wellington, Somerset, where he died aged 92 in 2014.

There was at one time a farm balled Bever / Beaver (or Little Beaver) close to Evil Lane, but there are very few documentary references to it. A house can be seen there on the 1776/78 map, but it is not labelled, suggesting that it was a cottage rather than a farm at that time. The map accompanying Ref 8 shows it to have been contained within Chubbs Farm by 1916. One specific reference that I have found shows that in 1851C William **Terry** was the farmer of Little Beaver, while in 1861C Thomas **Craine** (or **Caine**) was the farmer of 64 acres on Evil Lane without the farm being named. 1866D then names Thomas **Roberts** in connection with Beavor, without qualifying it in any way (as Little Beavor). Earlier than that, in 1824 (Ref 6), Thomas **Bonner** and James **Nowlan** were recorded as renting 23 acres each at 'Evil Grounds'.

Farms at Weycroft

Weycroft has a long history, which has been well written up (e.g. Ref 1, page 576). The 1776/78 map confirms that none of the farms around Weycroft belonged to the Petre Estate, and that map identifies Benedictus Marwood Tucker as the owner (though not the farmer).

There is information about the latter period of working at Weycroft Mill itself in Ref 4 (pages 100 to 101).

First I deal with farms other than Weycroft Manor Farm, which only started to be individually identified as a unit in the early 20th century, and is covered at the end of this section of text. No doubt the land that subsequently came to be labelled as Weycroft Manor Farm was included in the farms discussed first.

Appendix 3 names two farmers as keeping cows at Weycroft in 1828: James **White** and Mr **Wakley**.

By 1838 (Ref 7) William **Adams**, the miller, also had 90 acres which he was farming, and Richard **Northover** (or **Notlove**, or something comparable) had a further 57 acres simply described as Weycroft. 1841C only lists Richard Northover / Notlove as farming at Weycroft itself, but it also appears to link Joseph **White** to Weycroft Lodge, as a farmer, even though there is a stronger link between Lodge and George Maybee (see below), which makes me think that Joseph White's farm may have been more generally attached to Weycroft. 1838 (Ref 7) shows that he had been farming 80 acres on an unnamed holding at that time, and 1842V suggests that he had some connection to an unnamed parcel of land at Beavor.

In 1850D and 1851C James **Bradford** was the main farmer at Weycroft, with 100 acres. William Adams was still the miller. James Bradford's tenure is confirmed by 1856D and 1857D (as is that of William Adams as miller). 1856D and 1857D both identify George **Bond** as a farmer at Weycroft.

1861C lists James Bradford (with 125 acres) and Samuel **Phillips**, a yeoman (with 100 acres), both at Weycroft. Samuel Phillips and his wife Sarah had moved to Weycroft from Westwater (see the Yarty PDF). They are both listed at Weycroft in 1866D and 1870D. 1871C records James Bradford as having 120 acres at Weycroft Farm, and Samuel Phillips as having what looks like 229 acres at Weycroft Abbey. Both of them are again listed as farming at Weycroft in 1873D and 1878D. 1878/79D then confuses matters by recording James Bradford at 'The Mount', and not listing Samuel Phillips at all.

Then, 1881C shows James Bradford with a smaller farm that previously: 73 acres. As well as showing Samuel Phillips at Weycroft Mount Farm (with 400 acres), it lists John **Luscombe**, a dairyman, at Weycroft. Both 1883D and 1889D list James Bradford and Alfred Samuel Phillips at unspecified Weycroft farms, together with Francis **Harris**.

James H **Snell** was listed at Weycroft in 1889D, at Mount Farm in 1890D and at Weycroft Farm in 1891C. Alfred Samuel Phillips (son of Alfred) was at Mount Farm with his wife (also Sarah) and family in 1891C. Both are listed in 1893D, as is Alfred Samuel Phillips in 1901C (at Weycroft Farm), and again in 1902D.

In 1901C and 1902D George Henry **Newbery** was living and farming at Mount Farm. 1906D and 1910D simply show him at Weycroft, alongside Alfred Samuel Phillips.

1911C shows both George Henry Newbery and Alfred Samuel Phillips at properties both called Weycroft Farm. Newbery is described a yeoman born c.1846 at Minehead, Somerset, while Phillips was born c.1853 at Axminster.

Although he is never recorded as a farmer in any of the directories that I have seen, an unpublished account of Weycroft Mill that I have seen states that George Henry **Morrish**, who took over the mill when his father died in 1901, also employed a cowman. That source does not indicate how many acres he farmed, though it was clearly much less important than the mill, which at that time was in its prime.

From this point on most references are to Weycroft Manor Farm, though some are still somewhat generalised. However, it is worth noting that the farm which is now called Weycroft Manor Farm is a relatively new one, and its farmstead is some way to the south of the land which was known as Weycroft Manor Farm in the early 20th century.

A press report (Ref 10, EPG 3 Jan 1913) on the inquest on a young worker on the farm shows that for a short while Weycroft Manor Farm was run by Cyril **Holmes** and his bailiff, called Henry Maidment. A second press item (Ref 10, WT 6 Mar 1914) reports that the farm had been let, and advertised a forthcoming sale of live and dead stock on behalf of Cyril Holmes, to be run by Messrs R&C Snell, including a small dairy herd, other livestock (horses, sheep, pigs and poultry) and a range of farm implements and dairy utensils. Cyril Holmes was killed in World War I, and it appears that he left the farm in order to join up.

1914D only lists Alfred Samuel Aplin **Phillips** (son of Alfred Samuel) at Weycroft, while a valuation report (Ref 9) produced in March 1914 names Henry Philips (who I think was probably Alfred Samuel Aplin Phillips' nephew) as the incoming tenant of Weycroft Manor Farm (the landlord being named as Cyril Holmes). He may well have been scheduled to take over the tenancy from his uncle. Although 1919D names both of them as farming at Weycroft, without specifying which farms they occupied, we also know from a press report (Ref 10, EPG 1 July 1921) that it was soon after this that Alfred Samuel Aplin Phillips retired and went to live at Chardstock.

On 28 October 1920 Weycroft Manor and Farm was offered for sale at auction by Messrs WRJ Greenslade & Co¹. The farm was still described as being let to Alfred S A Phillips at an annual rental of £149 (plus £4 for a further small plot to the west of the manor house). The farm was evidently bought by Col Robert C B **Logan**, who was listed as the farmer in 1923D, but then re-sold the farm shortly thereafter.

At the second auction (run by Messrs R&C Snell at the George, Axminster on 30 April 1925) the land on offer again amounted to about 105 acres running along the eastern bank of the Axe² and up to the lane which serves Pinneywood and Bagley Hill farms, plus a few fields on the south east side of Lodge Lane where it turns through 90 degrees at the entrance to the lane serving Pinneywood and Bagley Hill.

1923D also lists Stephen Miller **Dare** as farming at Weycroft (alongside Col Logan), and he remained there in 1926D and 1930D.

In both 1935D and 1939D Frank William **Hooper** was the only farmer listed at Weycroft. In 1939 Messrs W Palmer & Co and R&C Snell Ltd advertised (Ref 10, EPG 5 May 1939) a forthcoming sale of 'the estate of F W Hooper (deceased)'. Although the land to be offered was described as comprising Weycroft Manor Farm, this was not the same farm as described above under that name, because it comprised 50 acres "... adjoining the Chard Road with valuable building frontage".

Ref 11 suggests that Charles Henry Hooper had been farming Weycroft Manor Farm as early as 1934, and I have seen some insurance documents which suggest that he was farming Weycroft Farm in 1941, but that he moved soon thereafter to Chardstock. I have not managed to establish whether his move was in any way connected to the construction of the US military hospital, which was subsequently re-developed into the Millwey Rise housing and industrial estate.

However, I understand³ that the present farmstead of Weycroft Manor Farm was either built or significantly developed in the 1940s, with yards and buildings, including an egg-laying unit. The associated land included fields on the Axminster side of the farmstead which were later used to house the Rodney Rendell Farm Service & Dairy Engineering business (often simply known as 'Farm Services', and part if not all of the Weycroft Industrial Estate. The 'Farm Services' site, fronting onto Chard Road, is where housing has more recently been built. The owner for some years was Peter Macdonald-Smith of Poole, through his company Weycroft Macford Ltd.

After the war (Ref 10, EPG 12 Oct 1945) Messrs TD Hussey & Son advertised a forthcoming sale of 30 Devon and cross-bred cattle plus other livestock, to be auctioned on behalf of Mr A S **Retter** of Weycroft Manor Farm.

The farm is now run by the **Burrough** family, in association with Lower Abbey and Sisterhood.

Pinneywood

The Book of the Axe (Ref 1, page 10) reports that in 1767 there was an unsuccessful attempt to develop a coal mine at Pinney Wood, the participants having been misled by the bituminous nature of the clay soils there. I am not sure whether this is a reference to Pinneywood Farm itself, or to the land closer to the former claypits and tile works (which lie west of the farmstead and south of Coaxdon Hall, close to where the Chard Road crosses the railway line, but on the eastern bank of the Axe, and adjacent to fields that belong to Weycroft Farm: see above).

¹ DHC ref 547B/P/2045.

² The only piece of river bank land not included in the sale was a small field near the old tile works. The uneven landform in this general area can probably be explained by the dumping of spoil from those works and the associated quarry.

³ Source: Lisle Burrough, personal communication, 2015.

There are papers (which I have not seen) relating to an 1830 lease involving Pinneywood (and Lodge Farm), held in the Warwickshire County Record Office⁴.

There is no reference to Pinneywood Farm in 1838 (Ref 7), nor is a farmer identified by 1841C. However, it was probably being farmed at that time in association with Lodge Farm, because later that year a press notice (Ref 10, TCWA 6 Oct 1841) announced that an estate (two thirds of which was tithe-free), called Lodge and Pinney Wood, occupied by George **Mabey** and amounting to 121 acres of arable, meadow, pasture and orchard, was to be offered for sale by auction at the George, Axminster by Richard Fowler.

In 1851C the farmer was John **Vickerey**, with 40 acres. 1856D lists Henry **Jerrard** at Pinney Farm, but 1857D has no entry for Pinneywood.

No farmer is listed at Pinneywood in 1861C, but 1866D names William **Wheaton** as the farmer. By 1870D John **Heal** is the named farmer, also described as a flax and hemp dresser, and manufacturer of agricultural implements at the foot of Castle Hill, Axminster. He is also listed in 1873D (and the absence of a named farmer in 1871C suggests strongly that he was not living on the farm). Neither 1878D nor 1878/79D has a farmer listed at Pinneywood.

1881C shows Noah **Hoyle** as the new farmer, with 44 acres. 1883D does not list him, nor do 1889D or 1890D. However, 1891C confirms that he was still there. Despite repeated absences from directories⁵, 1901C again has Noah Hoyle at Pinneywood.

There is then a further period of silence from directories before 1911C lists Thomas **Chick**, born c.1835 at Chardstock, as the farmer of Pinneywood. A newspaper report (Ref 10, EPG 12 Oct 1917) shows that he was still there 6 years later, and although I have not found any further references in directories to anyone farming Pinneywood, two valuation reports (Ref 9) undertaken at 'Pennywood' Farm name 'Mr Chick' as having an interest in the farming business there. Then when Weycroft Manor Farm was sold in 1920 (see above), the map produced for the sale shows C Chick as the resident of Pinneywood, which was probably a reference to George Chick, who was living there at that time (Ref 11). I have also seen other passing references to a Mr Chick of Pinneywood over the period from 1922 to 1925.

Bagley Hill

In 1838 (Re 5) William **Haggett** was farming 67 acres at Bagley Hill Farm. By 1841C he was listed under Underdown (outside Axminster parish), and Edward **Gill** was named as the farmer at Bagley Hill. Despite this, William Haggett was linked to Bagley Hill in 1842V, and in 1851C he was again listed as the farmer, with 70 acres.

1856D lists Jabez **Peady** as the farmer at Bagley Hill, while 1857D spells his surname as **Pady**. 1861C then lists him as Jabez **Pedy**, with 66 acres.

1871C records John Genge **Miller** as the farmer at Bagley Hill, with what looks like 80 acres. He is also listed there in 1866D, 1870D and 1873D, and he and his wife Frances had children baptised at All Saints Church over the period 1868 to 1873, with Bagley Hill given in the register as their address. In 1876 William **Phillips** and his wife Mary had a child baptised at All Saints, with their address given as Bagley Hill. 1878D confirms him as the farmer of Bagley Hill (possibly in combination with Millbrook, unless there were two farmers of the same name). 1878/79D only lists William Phillips at Bagley Hill.

1881C lists Samuel **Coles** at Bagley Hill, with 78 acres. 1883D and 1889D both confirm his presence there, but 1890 has no farmer listed. 1891C names John **Seaward**, farmer and dairyman, at Bagley Hill. 1893D has William Seaward, presumably a relative. 1901C lists James **Bright** at Bagley Hill, but 1902D and 1906D both have John Bright instead.

1911C names Walter John **Wright** (born c.1883 at Kilmington) as the farmer of Bagley Hill, but I could not find any entry in either 1914D or 1919D⁶. When Weycroft Manor Farm was sold in 1920 (see above) Eli **Collier** was identified as the farmer of Bagley Hill. The map produced in support of

⁴ The existence of these papers can be seen via the National Archives website. The reference at the Warwickshire County Record Office is CR 299/128.

⁵ There is also a reference to Noah Hoyle, a farmer, at Smallridge (Ref 10, EPG 1 Feb 1895) being summonsed in connection with a family matter. It is of course possible that they were different persons.

⁶ Walter John Wright cancelled an insurance policy referring to Bagley Hill in September 1915, and I believe he had moved to Dulcis Farm, Kilmington by then.

that sale shows the western end of the lane which now serves as the access to both Pinneywood Farm and Bagley Hill, but does not show it extending beyond Pinneywood, leaving a question mark regarding the historic access route to the farm.

1923D names Charles John **Spencer** as the farmer at Bagley Hill, as do all subsequent directories up to and including 1939D. He was succeeded⁷ by Richard (Dick) **Turner**, though I do not know for how long.

In the 1960s the farm passed into the ownership of the **Herrod** family. It was run for many years by Gerald W Herrod, and is now operated by his family under the name RM&HJ Herrod, with a substantial dairy unit.

Lodge Farm and Higher Lodge

Appendix 3 shows that in 1828 William **Mullins** was keeping cows at Lodge Farm. As reported above in the context of Pinneywood, there are papers (which I have not seen) relating to an 1830 lease involving Lodge Farm, held in the Warwickshire County Record Office.

A press notice (Ref 10, SM 9 Feb 1835) names Uriah **Powell** as resident at Lodge Farm, Axminster at that time (though it is possible that he was not the farmer).

In 1838 (Ref 7) Lodge Farm comprised 166 acres, and George **Maybee** (or, more probably, **Mabey**) was the farmer, as he was in 1841C. As also noted above in connection with Pinneywood, later that year a press notice (Ref 10, TCWA 6 Oct 1841) announced that an estate (two thirds of which was tithe-free), called Lodge and Pinney Wood, occupied by George Mabey and amounting to 121 acres of arable, meadow, pasture and orchard, was to be offered for sale by auction at the George, Axminster by Richard Fowler.

By 1851C Henry **Bond** had taken over at Lodge Farm, but the farm had been reduced to 120 acres. He is again listed in 1856DE and 1857D (which describes him as a farmer and cattle dealer). In 1861C the address was simply given as 'Chard Road', but Henry Bond was the farmer with 120 acres, so I am reasonably confident that this was actually Lodge Farm.

1866D names Andrew **Miller** as the farmer at Lodge Farm, but 1870D does not list the farm at all. 1871C records Henry **Potter**, a dairyman, living at Lodge, but 1873D shows that Andrew Miller remained the farmer (albeit presumably living elsewhere). The baptismal register for All Saints Church shows that Henry Potter and his wife Elizabeth were living at Lodge Farm when they had a series of children baptised over the period from 1869 to 1877, and 1878/79D confirms that Henry Potter was still running the dairy at Lodge at that time. There is also a press report (Ref 10, WT 15 May 1874) which states that by that time Henry Potter had for 7 years (i.e. since about 1867) been renting a 16-cow dairy at Lodge Farm from Samuel **Phillips**, and in 1878D Samuel Phillips is for the first time named as the farmer at Lodge. 1881C and 1883D both show George Miller, a dairyman, at Lodge Farm. This is confirmed by 1889D and 1890D. 1890D, 1891C and 1893D all name Samuel Phillips as the farmer at Lodge. In 1895 Philip Phillips advertised for staff at Lodge Farm (Ref 10, TCWA 20 Mar 1895), and 3 years later there was a press notice (Ref 10, TCWA 12 Jan 1898) regarding the estate of Samuel Phillips, who had died just after Christmas.

Both 1901C and 1902D name William E **Seward** as the farmer at Lodge, and there are also instances of his advertising for staff for Lodge Farm in the years before and after these two listings (Ref 10, TCWA 14 Mar 1900 and 15 Apr 1903). He left the farm (and the county) soon thereafter, as can be seen from an advertisement placed by Messrs R&C Snell (Ref 10, EPG 22 Jan 1904) prior to a sale of live and dead stock.

By 1905 Benjamin **Hawkins** had taken over, as can be seen by an advertisement for staff for Lodge Farm (Ref 10, EPG 18 Apr 1905), and his presence is confirmed by 1906D. 1911C shows that he had been born c.1866 at Membury. He was consistently named as the farmer at Lodge until 1930D, but two press reports 2 days apart (Ref 10, WMN 21 Mar 1932 and 23 Mar 1932) show that he had died, and been succeeded at Lodge Farm by his son, Charles, who is then listed as the farmer at Lodge in 1935D and 1939D. After the war Raymond C Hawkins was selling dogs from Lodge (Ref 10, WG 8 Sept 1950).

⁷ Source: Shirley Hurford, personal communication, 2015.

Higher Lodge Farm cannot be seen on the 1938 map, but Ref 11 names Stanley William John **Welch** as the farmer there from 1938 to 1943, and in 1945 Mrs Welch was advertising dogs for sale from Higher Lodge Farm (Ref 10, WG 8 Mar 1946).

My tentative conclusion is that in about 1938 new farm buildings were built on Lodge Lane itself, to replace those which were beyond the original house, and that the two farms were to all intents and purposes run as a single enterprise.

They have subsequently been separated, and the Old Lodge Farm & Boarding Kennels business has used the original farm house and buildings since at least 1968, while at some point the newer farm buildings, and the majority of the land, passed into new ownership.

By 1980 David Spencer **Phillips** was at Higher Lodge, and I believe he remained there until the early 1990s⁸. The EDDC planning website then shows that by 1992 Gordon **Herrod** was the owner-occupier at Higher Lodge. Two years later part of the farmstead was diverted out of farming (and used for the repair of motor vehicles), but a 2007 planning application shows that there was still farming activity on site at that time.

Pensylvania

On page 553 of James Davidson's 'Collections' (see Appendix 3 for details) I found a cutting from an unnamed newspaper announcing that the house and farm known as Pensylvania (a rare instance of spelling it with three n's), described as 63 acres of arable, meadow, pasture and woodland, was to be offered for sale at the George Hotel, Axminster on 23 December 1830. The 'tenant at will' was named as William **Whitemore** (see also under Shools Farm in the Axe PDF).

In 1838 (Ref 7) Pensylvania Farm was farmed by William **Mullins**, and the farm was recorded as 40 acres. This is confirmed by 1841C (though the address is simply given as Weycroft Lodge). By 1851C the farm had expanded to 90 acres (possibly at the expense of the neighbouring Lodge Farm). In 1856D and 1857D William Mullins was listed at Easthay (outside Axminster parish). However, since no farmer was listed at Pensylvania, it is quite possible that he was farming both properties.

1861C shows John **Spiller** farming what looks like 100 acres on Chard Road. Given what I have concluded above about Lodge Farm in 1861C, I believe this may well be a reference to Pensylvania Farm. By 1866D John Spiller had moved to Chubbs Farm, and no farmer was listed at Pensylvania then or in 1870D.

However, we know that by 1869 Amos **Mullins** was the farmer at Pensylvania, the evidence for this coming from a press report of a rick fire (Ref 10, Bridport News 20 Aug 1869). 1871C gives the size of the farm as 100 acres. He is not then listed in 1873D, but he is in 1878D. 1878/79D has no entry for Pensylvania. 1881C then shows Frank **Richmond** as the farmer at Pensylvania, but 1883D has no entry for the farm.

1889D and 1891C both list Samuel B **Spiller** as the farmer at Pensylvania, and this is consistently the case for several years. 1911C shows that he was born c.1844 at Wambrook. 1914D is the last time that he is listed at Pensylvania.

In 1916 (Ref 8) Pensylvania is described as comprising 63 acres, and Reginald Ernest **White** is listed as the tenant, at an annual rent of £60. Pensylvania coppices (20 acres) are listed separately, and the farm is shown on the map as being roughly square, and centred on the farmstead. Reginald Ernest White remained at Pensylvania until at least 1939D.

In 1950 the farm was again offered for sale at auction by Messrs R&C Snell on behalf of the estate of the late Henry Knight Esq. It was described as a smallholding of 64 acres comprising meadow, pasture, arable, orchard and woodland. The then tenant was not named.

I do not know who farmed Pensylvania over the subsequent 50-odd years, but by the early part of the 21st century the (by then) 87 acres of Pensylvania, together with various blocks of rented land, were being run as a dairy enterprise by Paul **Herrod**, who has subsequently moved the milking herd to Porch Farm (see the Uphay-Smallridge PDF), while continuing to farm the land at Pensylvania under the name PT & Mrs LA Herrod.

⁸ The on-line London Gazette shows that he made an application in connection with a borehole on the farm in 1980, and also shows that he was declared bankrupt in 1992.