

4 Key Buildings



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Fig 6 Lilac, Holly and Primrose Cottages

Lilac, Holly and Pilgrim Cottages: Grade II*

Originally a farmhouse built in the 16th century to the usual three room cross passage plan. Partly re-modelled in the 17th century and extended in the 18th or 19th centuries. Converted to cottages and substantially altered in the 20th century. An eye-catching range at the western end of the village.



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Fig 7 Holy Trinity Chapel

Holy Trinity Chapel: Grade II

This is an important and unusual building at the heart of the Conservation Area. Quite anonymous from the main road but the ecclesiastical windows are a feature of the back lane.

Listed Buildings Footnote:

The Secretary of State for Culture, Media and Sport is required to compile lists of buildings of special architectural or historic interest for the guidance of local planning authorities. Conservation policies are often based on these lists. The re-survey of all Dartmoor parishes was carried out during 1985-88.

A listed building is 'a building of special architectural or historic interest the character and appearance of which it is desirable to preserve or enhance'. There are about 500,000 listed buildings in England. Nationally, 2% are grade I listed, 4% II* listed and the balance of 94% are grade II listed. Within Dartmoor National Park there are 2,861 listed buildings.



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Fig 8 The former Golden Lion Inn

Golden Lion House: Unlisted

This large 19th century property, with the lower (and earlier) range to the west and its extensive outbuildings, was The Golden Lion inn. It appears to have been purpose-built when the Exeter to Okehampton road was improved – possibly before the grander Royal Hotel? The completeness of this group is rare and is an essential element in the special historic character of Crockernwell and it is located within one of the toft plots.



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Fig 9 Fordton Cottages

Fordton Cottages: Grade II

Although they have been altered this remains a row full of character in a prominent location on the eastern edge of the settlement.



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Fig 10 Cob barn

Cob barn at Budbrook: Unlisted

A narrow and strongly linear 19th century stone and cob barn with later adaptations, prominent in views of Crockernwell from the east. One of a pair of barns of about the same age – the other immediately to the west now collapsed. Another stone barn north of this has partially collapsed and further loss of this historic group would be a significant loss to the character of the Conservation Area.



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Fig 11 Oak Beam Cottage

Oak Beam Cottage: Grade II

Although the fenestration has been re-ordered this cottage encapsulates the historic character of cottages in the old centre. The survival of thatch here shows how much impact the introduction of slate and tile has had.

Other Notable Buildings



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Fig 12 The former Royal Hotel

Court House (formerly The Royal Hotel): Unlisted

Built end on to the main road, this substantial 19th century coaching house and its associated buildings retain an impressive presence.

The surviving historic sashes give an impression of the status the owners sought to convey. Alterations to the building and its setting have rather diminished its historic character.



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Fig 13 The Cottage and Old Post Office

The Old Post Office and The Cottage: Unlisted

The prominent location of the formerly thatched historic dwelling, once the Post Office, makes it a focal point for those passing through. The Cottage has an interestingly curved south elevation which is an attractive character feature on the back lane.



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Fig 14 Stonelands

Stonelands: Unlisted

The sudden change in depth of plan and ceiling heights, compared to the old cottages either side, gives this 19th century building a colossal presence. An eye-catching and characteristic building because of the context into which it was inserted.