

## West Dart Research Papers – No 2



### The Mills of Tuckenhay

Graham Hawkins

#### A Fulling Mill in Tuckenhay?

The association of fulling or tucking with Tuckenhay is evidenced by its name. Fulling was the last process in the production of woollen cloth after the combing, spinning and weaving of wool carried out in local cottages. It involved the degreasing, washing and shrinking of the woollen cloth. Sometimes done by treading or *walking* the cloth, from medieval times it was more usually done by pounding it with wooden hammers or stocks operated by cams on a shaft turned by a water wheel. The cloth was then attached to tenter frames or racks by tenterhooks and dried in rack fields known in Devon as hays. After drying the raised nap was trimmed by hand using shears. In the early years of wool production fulling was the only step in the process requiring a mill.

Fulling mills in the South Hams were probably quite small, using leats from streams or even taking power directly from the streams themselves. Using C19 maps, locations can be found in the South Hams where there are small streams with several ponds along their course to provide a head of water. An example of this can be seen in South Allington near Start Point where on an 1886 OS map it can be seen feeding a corn mill.

Evidence for fulling in the West Dart area is very sparse. (1)

The *Inquisition Post Mortem* of Hugh de Courtenay, Earl of Devon held in Exeter in 1422 listed land and property at Washbourne which is two miles up the valley of the River Wash from Tuckenhay including:

*£4 13s. 4d. yearly from 2 messuages, a fulling-mill, 7 ferlings, 1 a. meadow and 2 a. wood in Washbourne from free tenants at the same terms.* (2)

A document of 1663 called a *Counterpart Covenant to Levy a Fine* mentions:

*messuage, water grist mill, fulling mill and 8 acres in Higher Fleare, East Allington.* (3)(5)

In 1586 John Giles, a merchant of Totnes, probably of woollen goods, was involved in a legal dispute over a leat or watercourse serving a **tucking mill and grist mill** in Ashprington, most probably in Tuckenhay.

A document of 1684 called a *Final Concord* relating to Ashprington mentions:

*Premises: The manors of Aisbrenton, alias Aishprington, Bowden, Tiddacombe and Belsford, alias Baylesford and 42 messuages, 33 cottages, 3 water-grist mills, 1 fulling mill, 1 dove-cot, 70 gardens, 56 fruit trees, 54 acres of land, 28 acres of meadow, 514 acres of pasture, 74 acres of wood, 200 acres of gorse and heath...(text continues) - Consideration: £1000.* (4)(5)

As with the 1586 document the fulling mill was probably in Tuckenhay.

In 1747 Ambrose Trist paid £1-12s-00 in tax for the **Tuckney Mill Living** a parcel of lands which were also referenced in the 1799 sale document (*below*) at which time they were leased by Abraham Tucker of whom we shall hear more.

There were certainly one or more fulling mills in Tuckenhay in the heyday of the woollen industry in Devon in the early C18. In Tuckenhay the old leat to the corn mill may once have served a fulling mill as well. A fulling mill may have been located at other local sites dependent upon leats now lost may have existed.

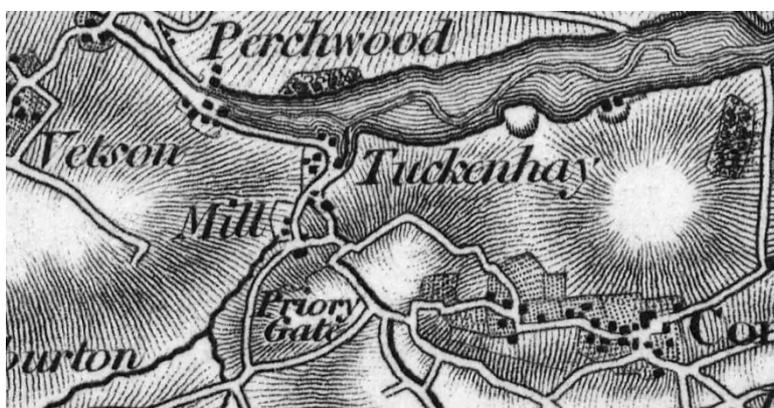
Because of the rise of water and steam powered textile mills in the north of England in the later C18, the Devon woollen industry began to wane and by 1810 was all but extinct with only the larger town woollen mills surviving. Its demise in Tuckenhay might have been even earlier as Dean Jeremiah Milles in his survey of Ashprington c1753 stated that: *There were clothiers formerly now none.* (6)

The cottage-based combers, spinners and weavers, and the merchants who served them, could not compete, though William Grills was still listed as a woolcomber at Coomery in the 1843 census for Cornworthy. The tuckers or fullers with their small fulling mills were put out of business. So, in Tuckenhay there was no more tucking and there were no more hays or drying fields. Certainly, by the time of the paper mill, the fulling mill or mills had long gone and no fulling mill was converted into a paper mill.

### **The Tuckenhay Flax Mill/s 1796-1829**

There was a flax mill in Tuckenhay from 1796-1829. The reason for its presence was probably because the increasing hostilities with France during the period of the Revolutionary and Napoleonic Wars increased dramatically the demand for sailcloth and yarn. Tuckenhay's location was near to the naval port of Plymouth Dock, in 1824 re-named Devonport, and in the post-war period was also particularly favourable for the export of flax products to the western part of Europe.

The establishment and development of a flax mill in Tuckenhay represented an expansion of a Bridport flax processing company called Richard Tucker and Sons. Richard's brother Abraham (1761-1810) was the 7<sup>th</sup> child of John and Catherine and although younger than siblings involved in the Tuckenhay flax business, was the one who set it up in 1796 as a branch of the parent company.



Fixing the site of the original flax mill and that of any possible successors is problematic. It is unlikely that the first, or indeed possible subsequent mills, were on the site of the later paper mill. There are no mill buildings on the paper mill site shown on the OS First Series 1" map of 1809 (*left*). It is not clear as to which building the word *Mill* refers but presumably the corn mill which would be the lower

of the three dots west of the name *Tuckenhay*. Not too much significance should be given to that as labels were often placed a little away from the subject location (cf *Priory Gate* on this extract which is to the west of the actual site).

—DINICOMBE FARM, confisting of a Farm-House, with ~~all convenient~~ Outhouses, and 112 computed Acres of Orchard, Meadow, and Tillage Ground, in the Possession of *Thomas Wakeham*, as Tenant by Parol from Lady-day to Lady-day, at the yearly Rent of 70*l.*

—PART of MILL-LIVING, with HELLY's TENEMENT, confisting of Two Dwelling-Houses, with Outhouses, and a Garden, two Orchards, and two Meadows, the Whole containing about 6 Acres, rented by *Abraham Tucker* and others, for a Term of 21 Years, from Michaelmas, 1795, under the yearly Rent of 21*l.* ~~together with~~ TUCKNEY MILLS, (in which is a Grist Mill) and about an Acre of Ground, now converted to a Linen Manufactory, ~~of considerable Profit~~, in the Possession of the said *Abraham Tucker* and others, at the yearly Rent of 5*l.* but subject to a Lease for 99 Years, determinable on the Deaths of three Persons, namely, *John Putt*, aged about 43, *John Putt, Junior*, aged about 17, and *Stephen Perrings*, aged about 38, under the yearly reserved Rent of a Guinea. ~~The said yearly reserved Rent during the continuance of the Lease~~

—The RESIDUE of MILL-LIVING, with CHAPPELLPARKS, SOUTHILL, PENNEY's, BINHAY's, BERRY's, BEACONS, KERSWELL, and WESTHILLS, confisting of a Farm-House and Outhouses, and 123 computed Acres of Orchard, Meadow, and Tillage Ground, rented by *Richard Wakeham*, under an Agreement for a Lease of 14 Years, from Lady-day, 1796, at 83*l.* a Year, subject to an Allowance for the Land-Tax, Church-Rates, Poor-Rates, and Repairs; together with another Tenement, called WESTHILLS, and also LITTLE THORN, confisting of Four Fields, containing together 14 computed Acres, in the Possession of the said *Richard Wakeham*, subject to a Lease for 99 Years, determinable on the Death of *John Martin Berry*, aged 68 Years, or thereabout, under the yearly conventional Rent of 11*s.* 2*d.* and 10*s.* for a Heriot, ~~and computed to be worth 1*ol.* a Year together with the 2*l.* Rent during the continuance of the Lease and the benefit of the best of the~~

held leases, often for many years, and continued to work on the land through the ownership of many individuals.

The 1799 (above, left) and 1802 (right) sale notices mention houses – one almost certainly being Tuckenhay House – as well as water mill/s consisting of a grist mill (1799 & 1802) and factory (1802). One also mentions that the site is adjoining a navigable part of the Dart (1802).

The most likely location is on the current site of Tuckenhay Corn Mill (now disused). The existing corn mill building was constructed in the early C19 (Historic England listed building entry) and the adjoining farmhouse between 1830-40 (Historic England listed building entry) It is possible that the mill building in its current or a former form was the flax mill. It is also possible that the old stone barn and walled enclosure on the creek opposite the mill was used as part of the flax mill operation.

The leat structure of the corn mill was modest with a short leat serving a header pond and a water wheel or wheels. The leat structure on the later paper mill site was very large and once drove five water wheels. It was on a much grander scale than would have been required by the first flax mill.

**FLAX SEED.**  
**THOMAS TUCKER, and Co.** Bridport, have on SALE, a large quantity of prime **FLAX SEED**, forty choice samples, carefully chosen from 140 different parcels, grown in 1806, in the neighbourhood of Bridport, and fit for seed.  
 Samples of the Seed now selling by Mr. James Stong, baker, fore-street, Exeter; or by Messrs. Tucker, and Co. Tuckenhay, near Totnes.  
 As an account is kept of the different soils from which it was produced, (being in sacks numbered,) the purchaser will have an opportunity of reverting if the grower will prove it, free of Mulberry Seed.  
 Feb. 14, 1807.

In 1807 an advertisement appeared in the *Exeter Flying Post* (left) wherein Thomas Tucker and Co of Bridport was offered flax seed for sale in South Devon with samples available in Exeter and though Tucker and Co. Tuckenhay. Thomas was Abraham's brother. This may indicate that the Tuckers were keen to encourage local farmers to plant flax seed in the area to supply their increasing requirements at their flax mills in Tuckenhay.

One of the obstacles is the way in which the flax mill or mills are described in documentation so far researched. Mills are referred to frequently in sale notices as well as details of buildings, leats and machinery but without precise location/s. Such sale notices appeared in 1799, 1801, 1802 and 1828 during the period when the Tucker family were operating in Tuckenhay. Land and any businesses thereon were seldom owned by the individuals who farmed or manufactured. Evidence for this is clear in the Tithe Apportionments of the West Dart parishes. The landowners were, in effect, acting like the venture capitalists of today and the occupiers work on the land through the ownership

**DEVON.—SOUTH-HAMS.**  
**TITHE-FREE.**  
**TO be SOLD in FEE, All those several TENEMENTS, called DIMONDS, TOZERS, and Part of HIGHER TENEMENT, now occupied by John Darnell, whose term will expire at Lady-day next; consisting of a good farm-house, and out-houses, and about 80 acres of orchard, meadow, arable, and pasture land, very conveniently situated.**  
 Also Two DWELLING-HOUSES, with a barn, stable, and other out-houses, and about six acres of orchard and meadow land, now tenanted by Mr. Abraham Tucker, at 21*l.* per year clear.  
 Also, The Reversion in Fee, subject to a lease for three lives, of All those Water-Mills, called TUCKNEY-MILLS; consisting of a grist-mill and factory, driven by two distinct falls of water, and about an acre of meadow adjoining.  
 The premises are all free of the great and small tithe, and are situate in the parish of Cornworthy, adjoining the navigable river Dart, distant about four miles from Totnes, and six from Dartmouth. The mills are well supplied with water; and another mill for a factory, or any other purpose, may be erected on the same stream, adjoining the navigable part of the Dart.  
 For sale of the above a Public Survey will be held at Tidaford, in Cornworthy, on Tuesday the 9th day of February next, by four o'clock in the afternoon; and in the mean time the premises may be viewed by applying to Mr. Vincent Grant, at Cornworthy; and further particulars may be had of Mr. Abraham, at Ashburton.  
 January 24, 1802.

Abraham had died aged 49 in 1810 and was reported in the *Exeter Flying Post* as *much and deservedly lamented by all who knew him*. In 1820 the business was still thriving when Abraham Tucker's wife Anne (née Creaser) resigned her share in the company and passed it to her son John Thomas. The following year the company took an advertisement in *The Western Flying Post or Sherborne and Yeovil Mercury*, reassuring its customers of the continuance of its service in supplying *Shoe Thread, Sailcanvas, Hessian, and Linen Yarn* from their *Manufactory, Tuckenhay, near Totnes*. Anne Tucker was long-lived dying at the age of 91 in 1859.

**VALUABLE FLAX WATER MILLS,**  
*Most eligibly situated on a navigable branch of  
 the river Dart, between Totnes and Dart-  
 mouth, Devon.*

**TO BE LET, OR SOLD, BY PRIVATE CON-  
 TRACT.**

Either together, or in such lots as may be agreed on,  
**TWO** substantial and capacious **MILLS**  
**and MACHINERY**, on a powerful stream of  
 water, now used for Flax-spinning, and well  
 adapted for Flour, Paper, or Lace Mills, or any  
 business requiring easy communication by water,  
 as vessels of 100 tons burthen can have access to  
 the premises from Dartmouth.

Also, extensive **STOREHOUSES, WORKSHOPS,**  
**12 COTTAGES, &c.**, now engaged with every  
 convenience for the manufacture of Sailcloth, &c.

A small **GRIST and FLOUR-MILL**, two conve-  
 nient **DWELLING-HOUSES**, and any quantity  
 of **LAND**, under 70 acres, forming a most desirable  
 situation for an extensive manufactory of any de-  
 scription, having the command of 96 feet full of  
 water, close to the river Dart, of which one Mill  
 occupies 24 feet, the other two about 17 feet each,  
 the remainder is unoccupied.

If sold, part of the purchase-money may remain  
 on security of the premises.

For further particulars apply to Messrs. **RI-  
 CHARD TUCKER and SON**, Bridport, to  
**TUCKER and CO.**, Tuckenhay, near Totnes; or  
 at 27, Mill-lane, Tooley-street, London.

**DEVON.**

**MILLS AND MACHINERY.**

**TO BE SOLD OR LET, BY PRIVATE CON-  
 TRACT,**

Either together or in such lots as may be agreed on,  
**A** **SUBSTANTIAL** and capacious **MILL**,  
 on a powerful stream of water, now used for  
 Flax-spinning. It was built for a Flour Mill, and  
 is well situated and adapted for that purpose; also  
 for Paper, or any business requiring great power,  
 and easy communication by water.

A small **GRIST and FLOUR MILL**, an excellent  
 Dwelling-House, with Garden and Stables, five Cot-  
 tages, Storehouses, Weaving-Shops, Quay, &c., two  
 Meadows, an Orchard, about 3 acres of Coppice,  
 and 3 acres of Arable Land.

The Machinery is now in use for Flax-spinning,  
 consisting of 200 Flax and Tow Spindles, Preparing  
 and Carding Machines, Looms, Bleaching Utensils, &c.

The above are well worthy the attention of  
 Millers, as vessels of 100 tons burthen can come  
 close to the premises, the whole of which are most  
 eligibly situated on a navigable branch of the river  
 Dart, at Tuckenhay, in the parishes of *Ashpring-  
 ton and Cornworthy*, three miles from Totnes, seven  
 from Dartmouth, and twenty-four from Plymouth.

There is also every convenience for the manu-  
 facture of Sailcloth, Shoethread, Flax and Tow Yarns,  
 &c., which has been for many years carried on on  
 the premises.

For particulars, apply to Mr. **R. TUCKER, jun.**,  
 at Tuckenhay, near Totnes, or to Mr. **R. TUCKER**,  
 at Bridport.

*September, 1829.*

There is evidence that the flax mill/s may have expanded during the Tucker tenancies. At the end of the period two sale notices appeared, one in *The Western Flying Post or Sherborne and Yeovil Mercury* on 3 March 1828 (*above, left*) and the other in the same paper on 12 October 1829 (*above, aright*). Given that the Tucker partnership was dissolved on 6 April 1829 it is likely that they relate to events which resulted in Richard Turner Snr purchasing the mill/s.

Both notices refer to one (1829) or two (1828) *substantial and capacious mills, on a powerful stream of water now used for flax-spinning* and machinery, detailed in 1829 as 200 flax and tow spindles (tow comprises the coarse fibres remaining after flax spinning), carding machines and looms &c. A *small Grist and Flour Mill* as well as houses, cottages (12 in 1828), stores, workshops, stables, a quay and land are also mentioned, *the whole of which are most eligibly situated on a navigable branch of the River Dart in the Parishes of Ashprington and Tuckenhay* (1829) which could accommodate vessels of up to 100 tons. The mills and associated buildings are said to provide *every convenience for the manufacture of sailcloth &c.* but would be suitable for paper-making, lace-making or flour milling.

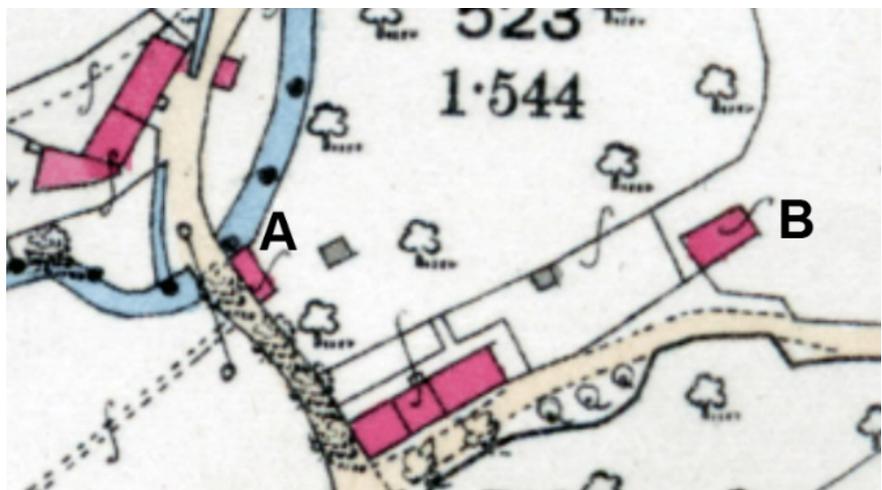
The difficulty presented by the notices is the location of the mill/s. The falls of water mentioned in the 1828 notice of 96, 24 and 17 feet are problematic. 96 feet would correspond exactly to the main leat from the pond at Mill Pond Cross to the ultimate paper mill site. 24 feet would correspond to the lower part of the same site. 17 feet corresponds to the corn mill site. The evidence is circumstantial and not substantive.

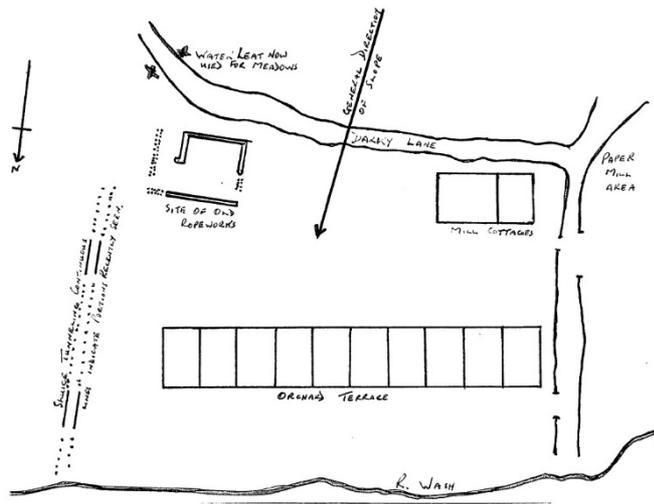
The mills and other buildings accessible to shipping could refer to those clustered on the west bank of Tuckenhay Creek. In the Ashprington Tithe Apportionment of 1843 Richard Turner Snr (the owner of the paper mill) is listed as owning Tuckenhay House and garden, Riverside and the cottages to the south with the exception of the Old Bakehouse which was owned by Anne Tucker. By then the eastern part of main quays and associated warehouses, stores and cottages on Bow Creek were owned by the manure merchant Thomas Mudge of Spring Field (*sic*), and those to the west by William Manning and John Earl.

Another possibility, the corn mill site, has no buildings marked on the Ashprington Tithe Map (1843) but it was undoubtedly there. Some buildings were omitted from Tithe Maps for various reasons, usually because they were tithe free and therefore there was no reason to include them.

Despite the details in the sale notices no substantive evidence has been found for the location of the flax mill/s. They could have been on the quay, in and adjacent to the corn mill or, later, on the ultimate paper mill site. If there was a flax mill on the paper mill site then it would probably have been in the large building to the south-west, later referred to as the Higher Mill) the style of which could place its construction prior to 1929.

There are two other pieces of evidence that may be relevant, both buildings marked on the Ordnance Survey Map 1:25,000 series surveyed in 1886. (*right*). No trace remains of building **A**, which is on the River Wash next to the mill bridge. It looks the ideal site for some sort of workshop or mill, possibly with an undershot water wheel driven by the river flow.





Building **B** is shown to the side of Darky Lane which runs behind Mill Cottages. Richard Evans, a local historian, writing in an unpublished paper in 1969 described ruined walls on the site then used as an allotment. This was referred to locally as *The Rope Works* and there were also nearby remnants of a leat tunnel which passed near the works and could have contained the tail leat for a small water wheel. A simple sketch from Richard Evans' paper shows the layout of the remains (*left*). A rope works could certainly have related to with a flax manufactory though it was not large enough to have functioned as a rope

walk. Perhaps the waterwheel drove some sort of machinery to spin the rope which local tradition record having been laid out along Darky Lane.

| <b>Flax Mill Lessees</b> |   |
|--------------------------|---|
| 1796-1810                | Abraham Tucker  |
| 1810-20                  | Richard Tucker, Thomas Tucker, Ann Chilcott, John Chilcott and Anne Tucker        |
| 1820-23                  | Richard Tucker, Thomas Tucker, Ann Chilcott, John Chilcott and John Thomas Tucker |
| 1823-29                  | Richard Tucker, Thomas Tucker, and John Thomas Tucker                             |

## **The Tucker Family**

*Bridport was the centre of a wide area of flax growing stretching west into east Devon and several mills existed in the town producing sailcloth and twine. The association of the Tucker family of Bridport with the use of hemp and flax for the making of sackcloth, sailcloth and twine can be traced to John Tucker (1679-1760) who was a sack cloth maker. He and his wife, Sarah, had nine children including Edward, a twine spinner, Thomas, a sack spinner and John (1717-1776).*

*John married Catherine Northover (1718-1783). They had nine children including Ann, Richard, Thomas and Abraham (1761-1810).*

***Abraham** (1761-1810) was the 7<sup>th</sup> child of John and Catherine and although younger than siblings involved in the Tuckenhay flax business, was the one who set it up in 1796 as a branch of Richard Tucker and Sons of Bridport.*

*It is likely that Abraham lived in Tuckenhay House and leased other properties along the Tuckenhay shore where he built a gas-making house that still exists in the garden of Quay House. He died in 1810.*

***Richard** (1756-1836), the 4<sup>th</sup> child, was a hemp merchant in Bridport in the firm of Richard Tucker and Sons. After the death of Abraham, Richard dissolved one of his flax businesses in Bridport, Tuckers and Whetham, and came to Tuckenhay to take over. When he died in 1836, he still owned Tuckenhay House.*

***Thomas** (1757-1841), the 5<sup>th</sup> child, was a merchant and manufacturer in Bridport. He was a wholesaler of flax seed which he advertised in 1806 for sale in Exeter and Tuckenhay. He was also a partner in the Tuckenhay flax business.*

***Ann** (1754-1838), the 3<sup>rd</sup> child married Robert Chilcott and they had a son **John** (1774-1859), a future partner in the Tuckenhay flax business.*

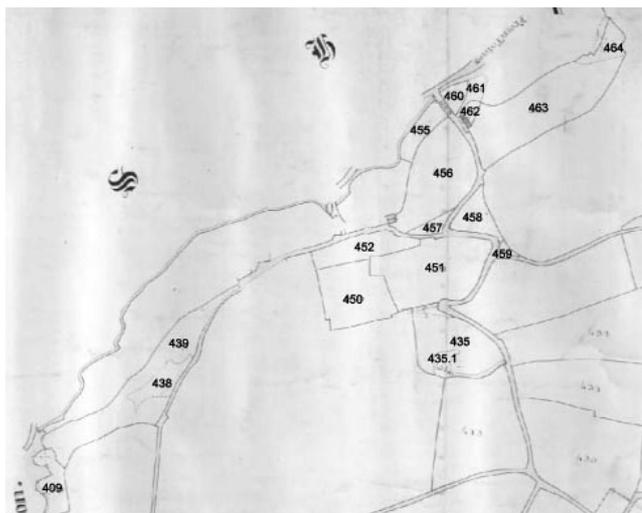
*Abraham had married Anne Creaser (1768-1859) and had four children, Anna (1795-1871), John Thomas, Marianne Catherine and Emily.*

*Anna and Emily had no active role in the flax business but **John Thomas** (1796-1882) was significantly involved in its later phases. Marianne (1798-1838) married William Kellock and her son **Thomas Creaser Kellock** became a landowner in Tuckenhay later in the C19. He was a solicitor in Totnes and his firm survives to this day.*

*By 1820 the flax business was in the hands of a partnership of his sister Ann and her husband John Chilcott, brothers Richard and Thomas and son John Thomas. In 1823 Ann and John Chilcott left the partnership and in 1829 the remaining Tuckers dissolved the business.*

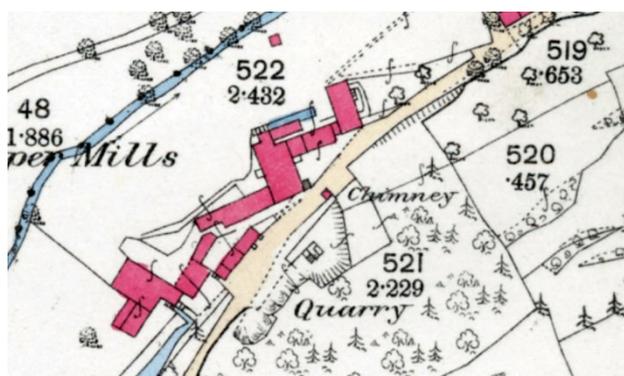
## The Paper Mill 1829-1970

Like the corn mill, the paper mill is not shown on the Cornworthy Tithe Map (1843) (the paper mill was then in Cornworthy Parish) and the fields occupied by the paper mill are not listed in the Tithe Apportionment, though the large mill pond at Millpond Cross is marked on the Ashprington Tithe Map, and in the Tithe Apportionment (1843) shown to belong to Richard Turner. In the Tithe Apportionment of Cornworthy (1843) Anne Tucker is shown as owning about 15 acres of land west of Corkscrew Hill and south-west of the paper mill site (*Right*).



It is not certain that the paper mill started operations on the site of the current mill buildings in 1829 and Richard Turner Snr, having acquired premises from the Tuckers may have used a former flax mill elsewhere, perhaps on the Quay or corn mill site. This may have given rise to the often-mentioned speculation that there were *two* paper mills in Tuckenhay. Equally, as mentioned above, there could have been a flax mill on the paper mill site prior to 1829 which was one of those mentioned in the sale documents and easily adapted for paper-making.

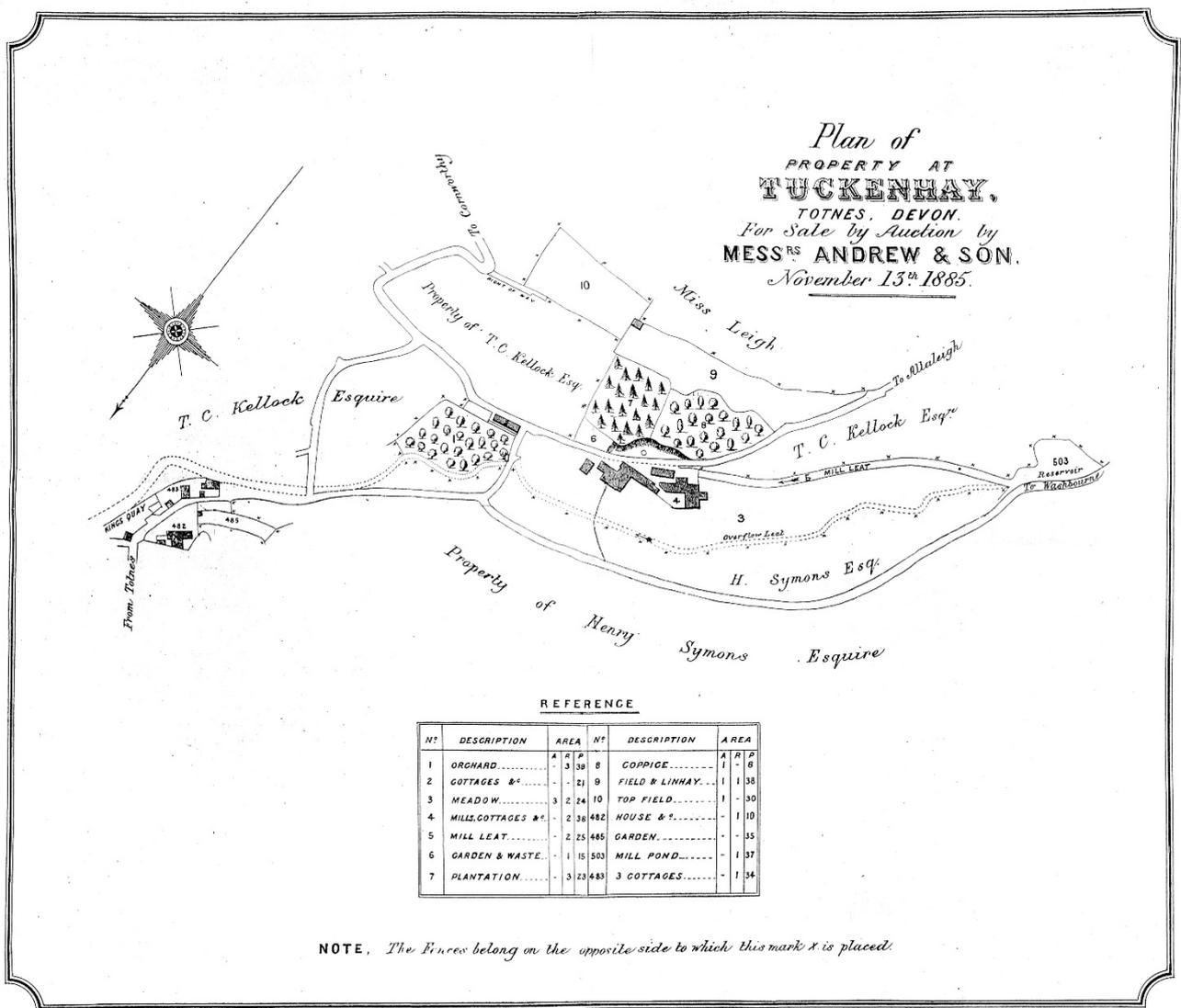
Wherever paper-making started, there is one piece of evidence that appears to show that the buildings of the paper mill on its ultimate site were in place by 1843. The shape of the edge of the road alongside the paper mill, as shown on the Ordnance Survey Map 1:25,000 series surveyed in 1886 (*below, right*) corresponds with the shape of edge of the road on the 1843 The Tithe Map (*below, left*).



The paper mill in Tuckenhay was started by Richard Turner Snr in 1829 and traded under the name of Richard Turner and Sons. This date is confirmed by a sales invoice of 1891 citing the company's foundation date. Turner was succeeded by a son, also Richard, who ran the mill until sold to Frederick Seccombe. Seccombe died in 1885 and the mill was put up for sale. There exists an excellent prospectus for this sale with many points of interest. In the 'Conditions of Sale' there is an interesting clause which names 13 individuals associated with the Tucker family, all dead by 1885, but who had had interests in one or more of the properties for sale but were no longer an impediment to purchase (*below*).

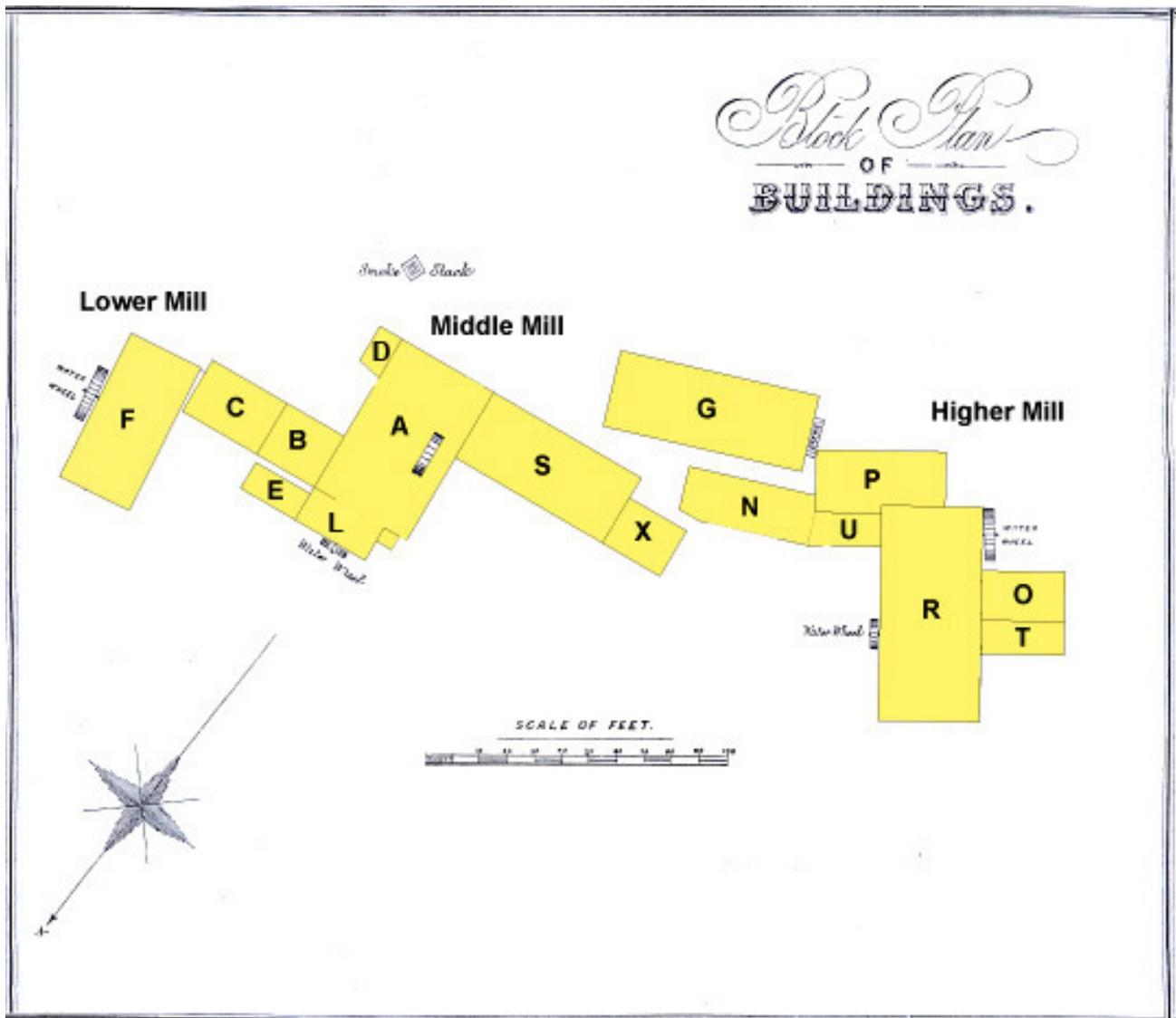
6.—The Title shall commence as follows namely :—As to the Freehold portion of the property with an Indenture of Release dated the 8th of June 1837, between RICHARD TUCKER, WILLIAM CLIKVES TUCKER and WILLIAM PEARCE STANLEY of the first part HARRIETT TUCKER and others of the second part RICHARD TURNER of the third part and WILLIAM HANNAFORD of the fourth part. As to another portion of the property with an Indenture of Assignment dated the 8th of June 1837 between the said RICHARD TUCKER, WILLIAM CLIKVES TUCKER and WILLIAM PEARCE STANLEY of the first part HARRIETT TUCKER and others of the second part and the said RICHARD TURNER of the third part. And as to the remainder of the property with an Indenture of Assignment dated the 24th of March 1829 and made between RICHARD TUCKER of the first part THOMAS TUCKER of the second part ANN CHILCOTT of the third part ANNE TUCKER Widow of the fourth part ANNA TUCKER and JOHN THOMAS TUCKER of the fifth part WILLIAM KELLOCK and MARIANNE KELLOCK his Wife of the sixth part the said JOHN THOMAS TUCKER of the seventh part EMILY MURLY of the eighth part THOMAS TUCKER and WILLIAM PEARCE STANLEY of the ninth part JOHN CHILCOTT of the tenth part the said RICHARD TUCKER and others of the eleventh part and RICHARD TURNER of the twelfth part and the purchaser shall not require the production of or investigate or make any objection or requisition in respect of the title to any part of the property offered for sale prior to the document with which the title thereto is stipulated to commence whether appearing by recital or otherwise or not appearing at all and the purchaser shall assume that the Lease under which the leasehold portion of the property is held was duly granted and unless the contrary appears that all the covenants and provisions therein contained have been duly performed and observed up to the completion of the purchase.

The sale map (below) is very informative showing surrounding land-owners including Thomas Kellick and Henry Symons and giving details of the plots and buildings for sale. The dwellings included Riverside, at that time a cottage and warehouse or possibly two



cottages, the first half of Orchard Terrace and Tuckenhay House. The numbers on the properties in the village relate to the 1843 Tithe Map. Further pages of the prospectus give details of Tuckenhay House and of the mill itself.

By 1885 the paper mill site was extensive and is described as divided into three mills. The map (*below*) is a clarified version of the one in the prospectus. Below it is a key. Five water wheels are shown on the map as mentioned in the prospectus. The feature beside building G is a flight of steps.



# References to Plan of Paper Mills.

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## BUILDINGS.

- F. THE LOWER MILL—One floor, containing Rag Engine for half-stuff, worked by Waterwheel of 20 H.P., with all attendant gearing; Slate Bleach Tanks; Iron Water Tank; Slate and Cement Drainers; Water Pipes.
- C. 1ST FLOOR—Boiler House; Cornish Boiler, 18ft. x 5ft. 6 ins., with all fittings complete; Steam and Water Pipes.  
2ND FLOOR—Hot-air Drying Loft, heated by steam through a range of 9-inch pipes; Cowhair Lines, Trebbles, etc.
- B. 1ST FLOOR—Parting Room.  
2ND FLOOR—Rag Store.
- E. Rag Boiler and Felt Washing Shed; Cylindrical Stationary Rag Boiler, 5ft. x 6ft.; Tub, Stools, and Rinsing Trough; Steam and Water Pipes.
- L. VAT HOUSE—containing 2 Vats with all accessories; Stuff Chests, Knotters, Lifters, etc., worked by 5 H.P. Waterwheel with gearing; Steam, Water and Stuff Pipes.
- A. THE MIDDLE MILL—1ST FLOOR—3 Hand Screw Presses; Mechanical Press, with gearing; 20 H.P. Horizontal Steam Engine and Pump; 2 Rag Engines; Poacher and Beater, worked by 20 H.P. Waterwheel, with all gearing; Slate Bleach Tanks; Half-stuff Chest; Steam and Water Pipes.  
2ND FLOOR (a.)—Rag Store. (b.)—Rag Cutting and Sorting Room; Rag Duster; Benches.  
3RD FLOOR (a.)—Cold-air Drying Loft, with Cowhair Lines, etc. (b.)—Hot-air ditto, heated by Steam Pipes, 12ins.; Cowhair Lines, etc.
- D. Rag Boiling Shed; Cylindrical Rag Boiler, Stationary, 8ft. x 8ft.; Steam and Water Pipes.
- S. SIZING HOUSE—Sizing Machine, driven by Horizontal Steam Engine, 1 H.P. nom., with gearing; Size Boiler, Heater and Tubs; Parting Bench; Steam and Water Pipes.
- X. Carpenter's and Millwright's Shop.
- N. Boiler House; Cornish Boiler, 20ft. x 5ft., with all fittings; Steam and Water Pipes.
- U. 1ST FLOOR———. 2ND FLOOR—Rag Cutting and Sorting Room.
- P. 1ST FLOOR—Waggon Shed and Open Store.  
2ND FLOOR—Hot-air Drying Loft, heated by 12in. Steam Pipes, fitted with apparatus for drying paper in sheets on the flat.
- R. THE HIGHER MILL—Basement: Skin Washing and Cleaning Room; Iron Tank; Tubs; Steam and Water Pipes.  
1ST FLOOR (a.)—Vat Room, containing 2 Vats with all accessories (as in Building L), Stuff Chests, Knotters, Lifters, etc., worked by 5 H.P. Waterwheel, with gearing; Steam, Water and Stuff Pipes; 3 Hand Screw Presses; Mechanical Press, with gearing; Pulp Boiling Tubs. (b.)—Felt Washing Room; Tub and Stools; Steam and Water Pipes.  
2ND FLOOR (a.)—Dusting Room; Rag Duster and gear. (b.)—Picking Room. (c.)—Sorting Room. (d.)—Finishing and Packing Room, containing 3 Hand Screw Presses, etc. (e.)—Office. (f.)—Rag Engine Room, containing Poacher and Beater, worked by 20 H.P. Waterwheel, with gearing; Slate Bleach Tanks; Half-stuff Chest; Water Pipes.  
3RD FLOOR—Cold-air Drying Loft, Cowhair Lines, etc.
- T. Parting Room.
- O. Glazing Room, containing 2 sets of Plate Glazing Rolls, with Gearing from Waterwheel.
- G. Fireproof Building of solid masonry, divided first into 2 floors by arched masonry, and again subdivided by wood floors into 4 floors, now portioned off, forming Four Cottages, occupied by mill hands, and Store for Sundries.

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NOTE.—The Boiler Furnaces are connected to Smoke Stack by tubular flues built of brick. The Waterwheels are all over-shot and almost new. The Gearing is in great part almost new and in very good condition. The Buildings S, X, N and U, are all of recent date.

The property was bought by Henry Symons who traded subsequently as Turner, Symons & Co. In 1889 Symons invested heavily in new buildings at the mill. In 1900 the mill was bought by Arthur Millbourn who subsequently sold it to William Harrison in 1951 though it traded as Arthur Millbourn and Co. In 1970 Harrison went into voluntary liquidation and the paper mill closed. It remained a forlorn abandoned building until purchased by Peter Wheeler in 1977 who saved it from demolition and converted it to holiday apartments with great respect for many of its architectural features.

| <b>Paper Mill Lessees/Owners</b> |   |
|----------------------------------|---|
| 1829                             | Richard Turner Snr (R Turner and Sons)                |
| 1860                             | Richard Turner Jnr                                    |
| 1873-85                          | Frederick Seccombe (d1879) then Roger Seccombe        |
| 1885                             | Henry James Symons (Turner, Symons & Co)              |
| 1900                             | Arthur Millbourn                                      |
| 1951-1970                        | William Harrison (trading as Arthur Millbourn and Co) |
| 1977                             | Peter Wheeler   |

## Notes

1. The Devon Heritage publishes a list of documents in Devon referencing fulling or tucking mills which can be found using the website link:  
[https://devon-cat.swheritage.org.uk/search/all:all/0\\_50/all/score\\_desc/%20fulling%20mill](https://devon-cat.swheritage.org.uk/search/all:all/0_50/all/score_desc/%20fulling%20mill)
2. *Inquisitions Post Mortem* were local enquiries conducted into the land and property held by one of the king's tenants-in-chief upon his death. The outcome of the enquiry was recorded in a document. To read the whole text refer to the website link:  
<https://inquisitionspostmortem.ac.uk/view/inquisition/21-936/938>
3. A document in the Devon Heritage Centre. A *Counterpart Covenant to Levy a Fine* was an agreement fixing the sum of money to be paid for properties.
4. A document in the Devon Heritage Centre. A *Final Concord* was an archaic form of informal conveyance of property drawn up between two parties with a *fine* or sum of money appended representing the approximate value of the property. A Final Concord would probably have been associated with other legally binding documents.
5. An explanation of medieval conveyancing documents may be found using the website link:  
<https://www.nottingham.ac.uk/manuscriptsandspecialcollections/researchguidance/introduction.aspx>. Select *deeds in depth*, then *freehold land*, then *final concord* or another term from the menu. There is plenty to explore.
6. Jeremiah Milles (1714–1784) was Dean of Exeter (1762-1784). He was a keen antiquarian and in 1753, when a prebendary of Exeter Cathedral, used a questionnaire, usually referred to as *Dean Milles Questionnaire*, to gather information from Devon parishes which was written up in his *Parochial History of Devon* (1755) but never published in his lifetime.

*Research on the subject of this research paper is ongoing and it will be updated when new information is discovered*