

East Steele Farm

- **GRADE II - Steele Farmhouse and adjoining outbuilding.** Core C17 with C19 additions.

Now usually referred to as just 'Steele Farm' it once formed part of a large Estate belonging to H. P. Leschallas. We believe that this is the same gentleman who made a number of improvements in Boscastle whilst Lord of the Manor (Henry Pigé-Leschallas).

On the instructions of the Trustees of the Will of the late H. P. Leschallas, Steele Farm was one of several properties sold at an Auction held in the White Hart, Launceston. The particulars of the sale are reproduced below, as are the specific details relating to East Steel Farm at that time.

By Order of the Trustees of the Will of the late H. P. Leschallas, Esq., deceased.

NORTH COAST OF CORNWALL Particulars, Plans and Conditions of Sale

OF VALUABLE

AGRICULTURAL PROPERTIES,

ACCOMMODATION HOLDINGS

AND

BUILDING LANDS,

SITUATE IN THE

Parishes of Otterham, Week St. Mary, Minster, St. Juliot, Forrabury, Trevalga and Advent,

Portions of these being near to the popular Seaside Resorts of Boscastle and Tintagel and also to the Town of Camelford, and within easy reach of Stations at Camelford and Otterham, on the North Cornwall Railway, giving convenient access to the Markets at Launceston and Wadebridge, the whole extending to an area of

1,740 A. 3 R. 22 P.

And producing a

Rental of about £806 per annum

Which will be offered for Sale by Auction, in convenient Lots, by

MESSRS. J. KITTOW & SON

At the WHITE HART HOTEL, LAUNCESTON

On TUESDAY, the 25th day of JUNE, 1912, at 3 p.m. precisely

THE LOTS MAY BE VIEWED ON APPLICATION TO THE RESPECTIVE TENANTS

Substantial portions of the Purchase Moneys may remain on Mortgage at 4% per annum, as set forth in the Conditions of Sale.

Further information may be obtained of the AUCTIONEERS, West Holm, Launceston;

of Messrs: MERRIMANS & THIRLBY - Solicitors, No. 3, Mitre Court, Temple, London, E.C.;

of Messrs: Mr. R. COUCH - The Manor Office, Boscastle;

or of Messrs. J. & H. DREW - Surveyors and Land Agents, 15, Queen Street, Exeter.

...and the East Steele Farm details:

PARISH OF WEEK ST. MARY

Lot 12

A Compact and Productive Farm

KNOWN AS

"East Steele"

Situate about Four Miles from Bridgerule and Whitstone Station, on the Holsworthy and Bude Branch of the L. & G. W. Railway and about 10 Miles and 11½ Miles respectively from the Market Towns of Holsworthy and Launceston.

There is an INTERESTING OLD DWELLING HOUSE, upon which a considerable expenditure was made by the late Owner, stone built and slated, and it contains Two Sitting Rooms, Kitchen, Back Kitchen, Dairy, and Five Bedrooms.

THE FARM BUILDINGS, comprise Stables (Three Stalls), Two Bullocks' Houses, Root-house with Granary over, Calves' House and Piggery.

Included in this Lot is a Valuable Wood, known as "East Steele Wood" the Timber in which consists principally of young growing Oak of good quality, with some Beech, Ash, Scotch and Larch Fir Trees.

The whole Estate contains 106 A. 1R. 7P. or thereabouts.

ORDNANCE

NO. 1906	DESCRIPTION				CULTIVATION				QUANTITY			TOTAL			ANNUAL RENT			REMARKS
									A.	R.	P.	A.	R.	P.	£	s.	d.	
EDITION																		
1411	...	...	...	...	...	C. Pasture.	...	...	-	-	20							
1419	...	...	...	...	...	Pasture	...	...	1	0	30							
1432	...	...	...	...	...	Pasture	...	...	1	3	27							
1433	...	...	...	...	...	Arable	...	...	5	2	22							
1434	...	...	...	...	...	Arable			7	0	32							
1441	...	...	...	...	...	Arable	...	...	1	1	28							
1446	...	...	...	...	...	Pasture	...	...	-	1	5							
1447	...	...	...	...	...	Pasture	...	...	1	3	12							
1448	...	...	...	...	...	Arable	...	...	2	3	27							
1449	House. Buildings, Yard, & c.				...	...	...	...	-	2	32							
1451	Buildings and Garden				...	...	...	...	-	-	28							
1452	...	...	...	...	...	Pasture and Orchard			-	3	6							

1453	...	...	...	...	...	Arable	...	...	1	1	9
1455	...	...	...	...	...	Arable	...	...	2	3	31
1456	...	...	...	...	...	Arable	...	...	4	0	5
1466	...	...	...	...	...	Pasture	...	...	1	1	18
1468	...	...	...	...	...	Pasture	...	...	-	3	4
1469	...	...	...	...	...	C. Pasture			-	1	25
1470	...	...	...	...	...	Arable	...	...	5	1	18
Pt. 1471	Road and Pond	...	...	...	...	...	...	...	1	0	19
1472	...	...	...	...	...	Arable	...	...	2	1	28
1473	...	...	...	...	...	Arable	...	...	4	2	20
1474	...	...	...	...	...	Arable	...	...	6	0	28
1485	...	...	...	...	...	Arable	...	...	3	2	11
1486	...	...	...	...	...	Arable	...	...	3	3	5
1487	...	...	...	...	...	Arable	...	...	5	1	1
1488	...	...	...	...	...	...	...	...	1	0	0
1489	...	...	...	...	...	Arable	...	...	4	3	23
1491	...	...	...	...	...	Arable	...	...	3	0	1

1506	...	...	...	...	...	C. Pasture	...	3	1	0									
1507	...	...	...	...	...	Arable	...	1	2	25									
1508	...	...	...	...	...	Brake	...	1	1	20									
1509	...	...	...	...	...	C. Pasture	...	1	2	20									
1510	...	...	...	...	...	Pasture	...	-	3	29									
1511	...	...	...	...	...	Arable	...	5	1	31									(1)
											90	2	0	£60	0s	0d			(2)
1485a	Quarry							-	-	24									
																			24
1442	...	...	...	...	...	Wood	...	13	3	20									
1490	...	...	...	...	...	...	...	1	1	20									
1492	...	...	...	...	...	...	...	-	1	23									
											15	2	23	£3	15s	0d		In hand	
											(Estimated)								
											A	106	1	7	£63	15	0		

(1) Let to Mr. M. T. Treleven on a yearly Michaelmas tenancy.

(2) Let to the Stratton Rural District Council at a surface rent of 10/- per annum for the first 20 square perches or less, and an additional 6d per annum for every additional square perch, or part of a perch, and subject to a royalty of 3d per cubic yard of materials gotten.

- There is a public right-of-way over the roads through this Lot
- Land tax on the Farm paid by the Tenant amounts to £2 15s
- Land tax on the Lands in hand amounts to 8/-
- The Tithe Rent Charge on the whole of the Lot is commuted at £10, present value being £7 5s 5d
- The Timber on this Lot has been valued and is to be taken and paid for by the Purchaser at the sum of £200, in addition to the purchase money.

The areas measured in "... A, ...R, ...P" are, I think, standing for Acres, Roods and Poles (or possibly Perches) as there are 40 poles to the rood, and 4 roods to the acre. For those born after 1971 perhaps we should explain the earlier monetary system: 12d (12 pence) = 1s (1 shilling) and 20s (20 shillings) = £1 (therefore it follows that there were 240 pence in £1. The 'd' was used to denote the old pence whereas after decimalisation the pennies were referred to as 'new pence'.