

A VERY RARE GRADE II LISTED
ENGLISH HERITAGE
MEDIIEVAL MERCHANT'S HOUSE
DATING TO 1460

HISTORY

This extraordinary oak timber-framed structure of great scale, dating from around 1460, is a rare survival of medieval domestic architecture. Originally built for a wealthy merchant, it featured a soaring open hall with decorative arch-braced collar trusses forming an impressive vaulted ceiling.

The house was carefully dismantled in 1982 (with listed consent) and fully recorded by the Royal Commission for Historic Monuments. English Heritage later recognised it as of Grade II* significance, noting that an unusually large proportion of the original medieval fabric had survived.

Now offered for sale is the medieval oak house frame, with the option to acquire six historic stone fireplaces introduced into the building over the centuries.

Every individual timber has since been cleaned, treated, 3D scanned, labelled, and measured in mm into a comprehensive inventory, and a specialist architect has produced detailed visual renders illustrating the possibilities for reassembly.

An exceptional opportunity to acquire and reimagine a unique piece of English heritage.

TECHNICAL INFORMATION

- Overall Dimensions: The structure measures approximately 20 feet in width, with two full bays of framing (c. 20 feet) and a 90-foot run of roof principals.
- Roof Structure: The principals include six strong bays and two half-hipped gable ends. The heavily framed roof features double butt purlins, a ridge purlin, and large curved windbraces. One truss and its two bays are of particularly fine workmanship—arch-braced and chamfered throughout. The design closely resembles the roof of the solar at Cothay Manor, Somerset, differing only in having two sets of windbraces instead of three.
- Unique Details: The top plate is unusual, projecting at the eaves and supported by decorative brackets on the main uprights.
- Ceilings:
- One original oak ceiling (approx. 20' square) with a heavy moulded central beam and bridging joists, set closely at 6" x 4".
- Two later-inserted elm ceilings of similar proportions.
- Elevations and floor plan sketches were created by the previous owner to accompany the dismantled frame.



Solar at Cothay Manor, Somerset

FROM OUR ARCHITECT

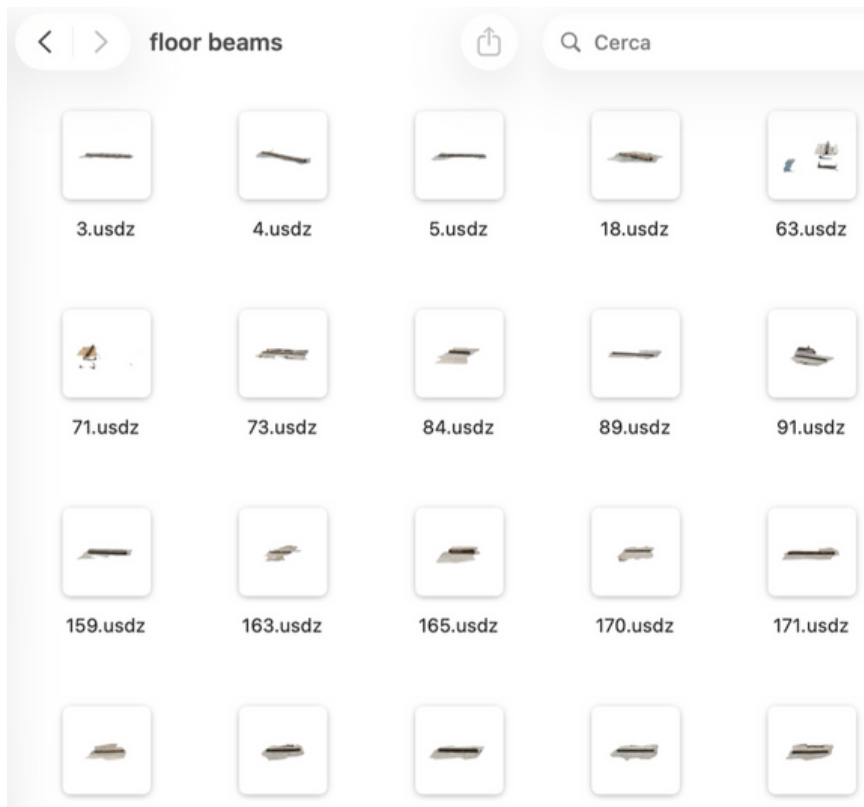


In total, there are 529 pieces of 15C timber from the deconstructed, Grade II* listed, The function of 430 timber pieces has been identified, which leaves 99 pieces of unknown purpose.

All identified timber pieces have been scanned and grouped into folders by their function.

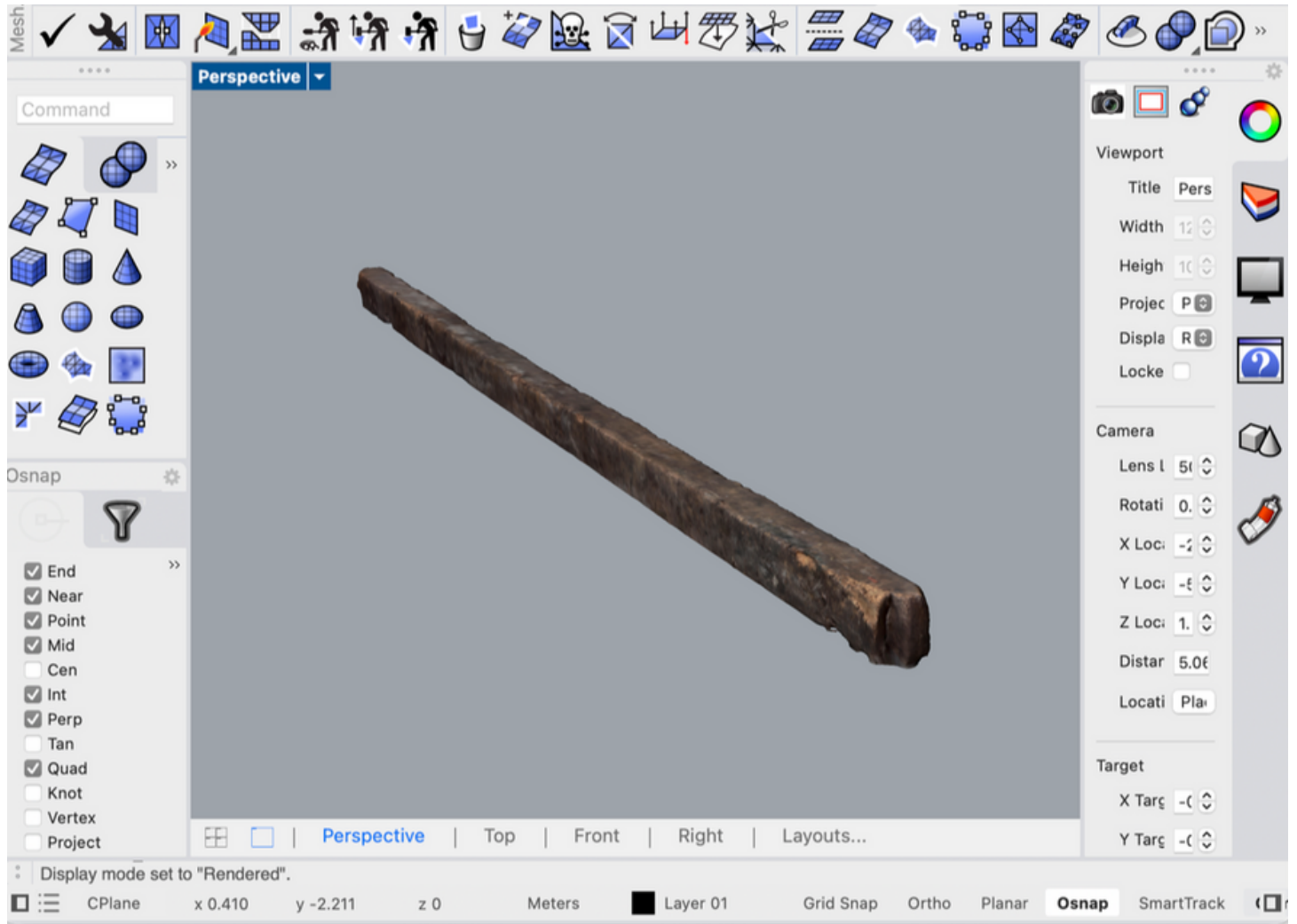
Identified:

- bottom plates - 7, braces - 8, floor beams - 88
- plates - 63, rafters - 165, spandrels - 2, tie beams - 24,
- top plates - 9, uprights - 17, wind holes - 11, wind braces - 36
- Unidentified - 99.
- Total - 529.



Within each folder, each timber piece is numbered. The same numbering system has been applied to the surfaces of the timber pieces.

FROM OUR ARCHITECT

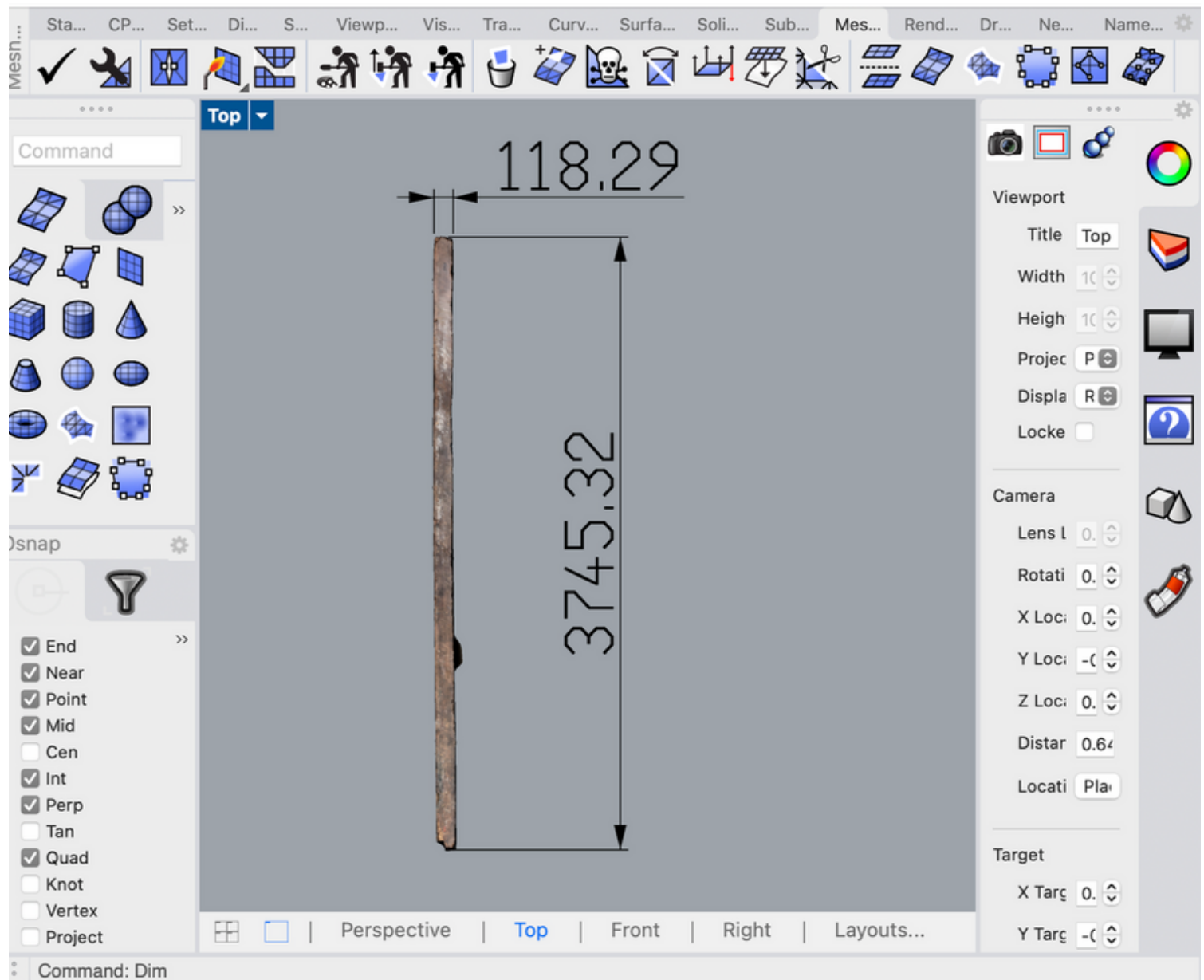


Scans come in .usdz format, which is openable with a common architectural software Rhino 3D.

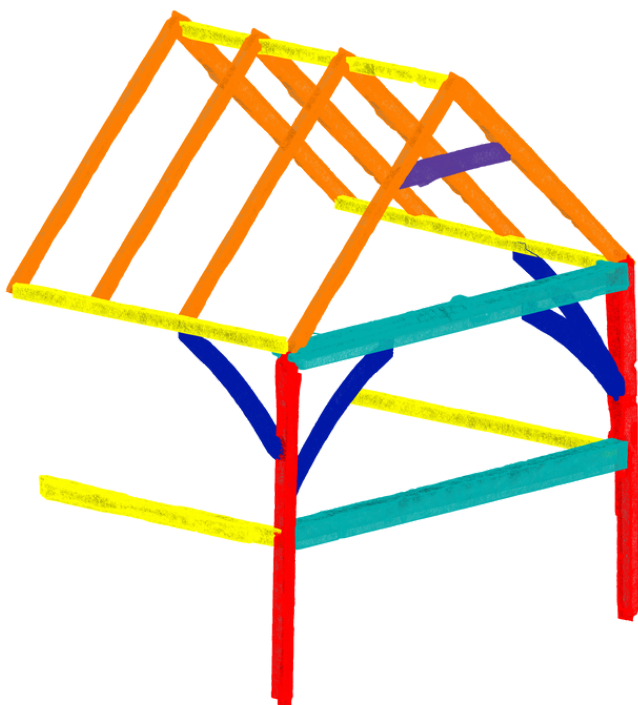


Scans are of high quality, capturing colour, texture as well as the precision joinery of every timber piece. Thanks to this level of images, it became possible to digitally group the timber pieces by their function.

FROM OUR ARCHITECT



Each scan is a 1:1 version of the timber piece. The measurements of each timber piece could be taken accurately from the scan. Dimensions are given in millimetres.



CONFIGURATION 1

There are many different ways to configure the existing timber elements into a structure. An architect, ideally specialising in timber structures, can determine what configurations are possible with the identified timber elements. On the configuration diagram on the left, there 14 sq m under roof. And with available material it could be 108 sq m, continuing this configuration.

Diagram legend:

uprights, floor beams, plates, tie beams, rafters, wind braces.

PHOTOS OF DRY STORAGE



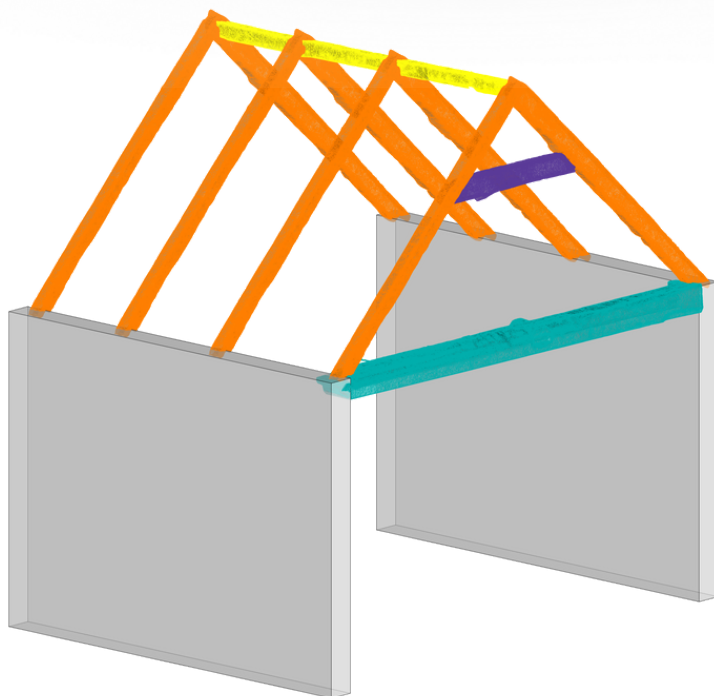
PHOTOS OF DRY STORAGE



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FROM OUR ARCHITECT



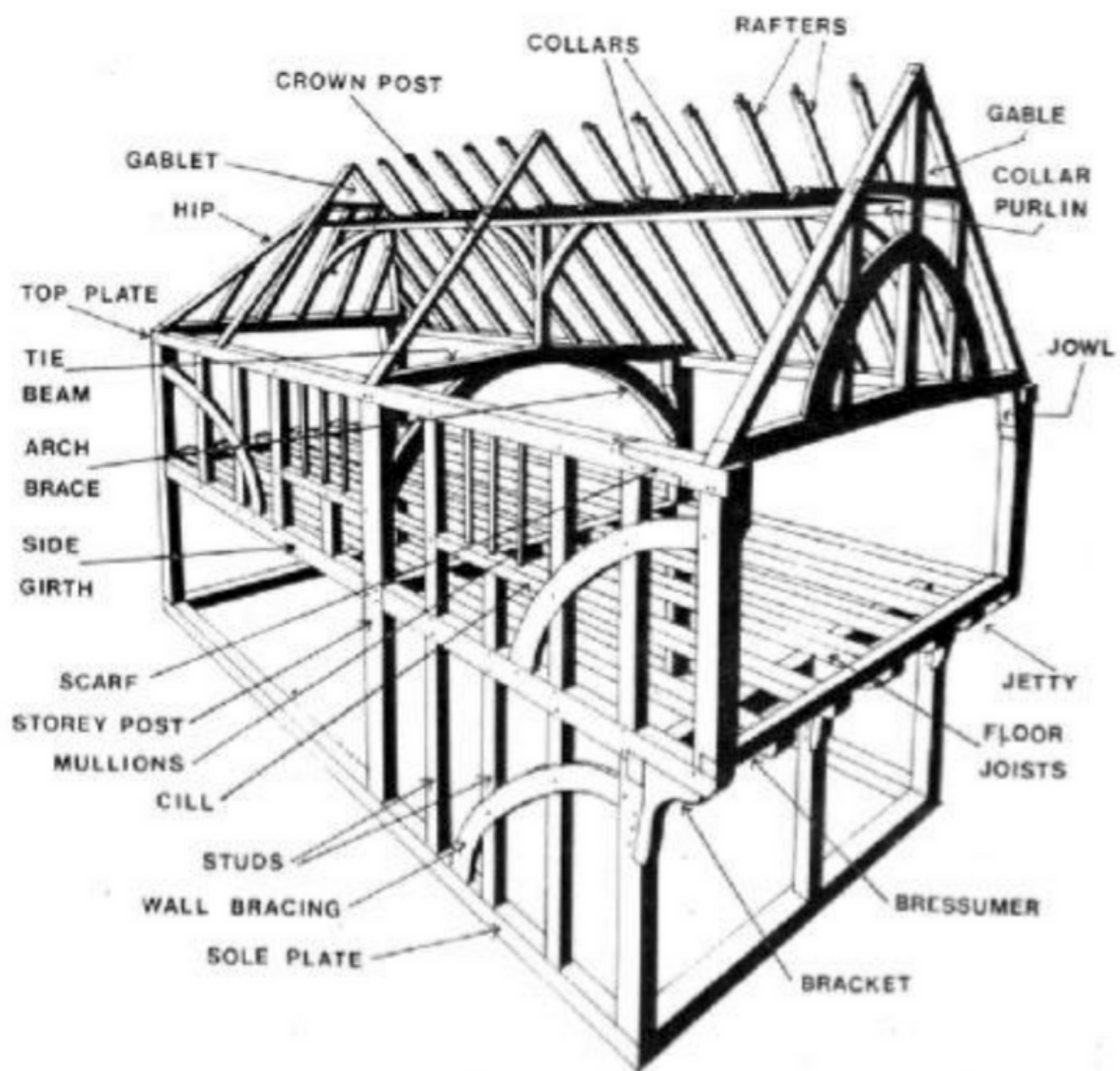
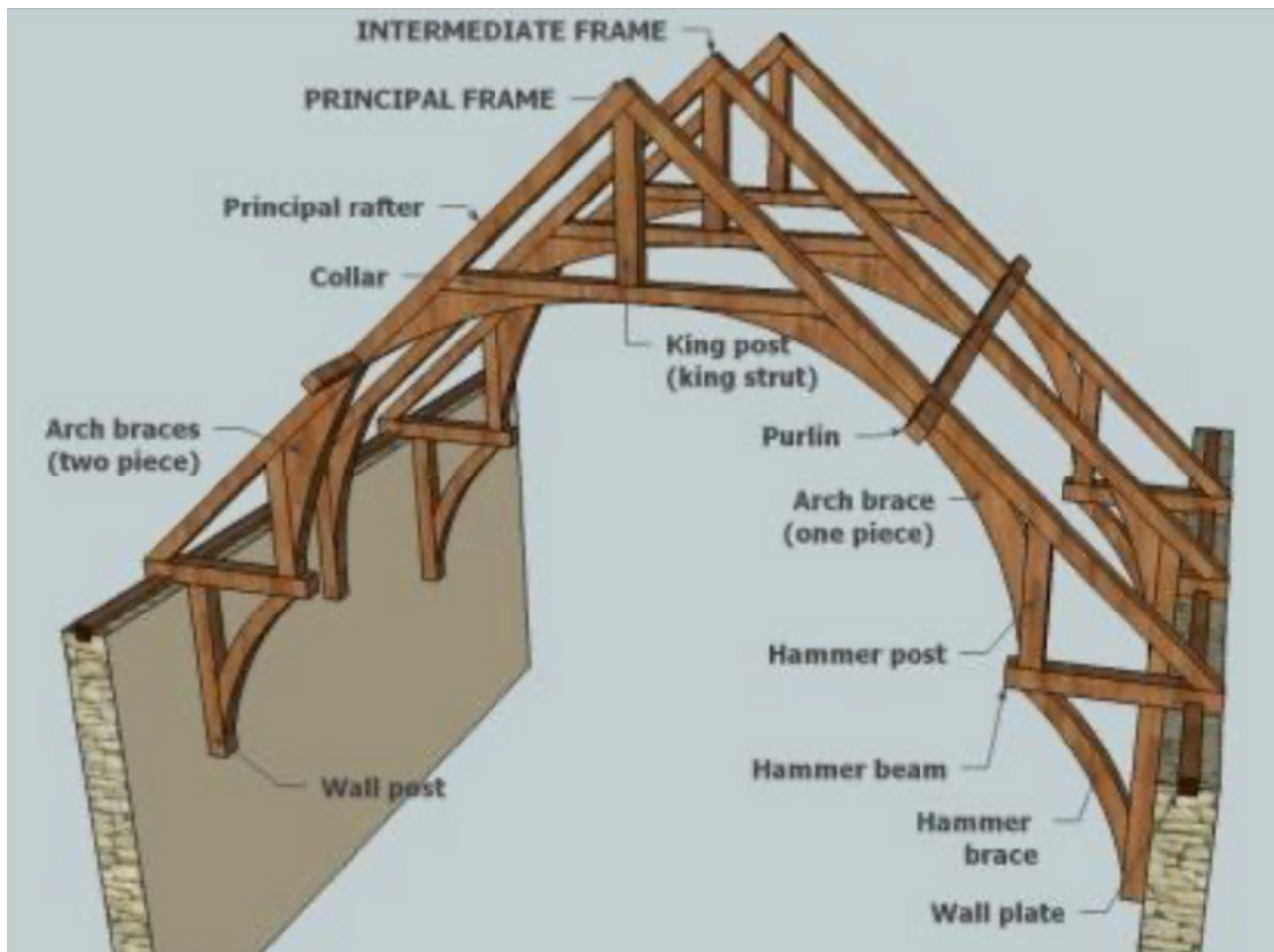
CONFIGURATION 2

On the configuration diagram on the left, there 14 sq m under roof. And with available material it could be 270 sq m, continuing this configuration.

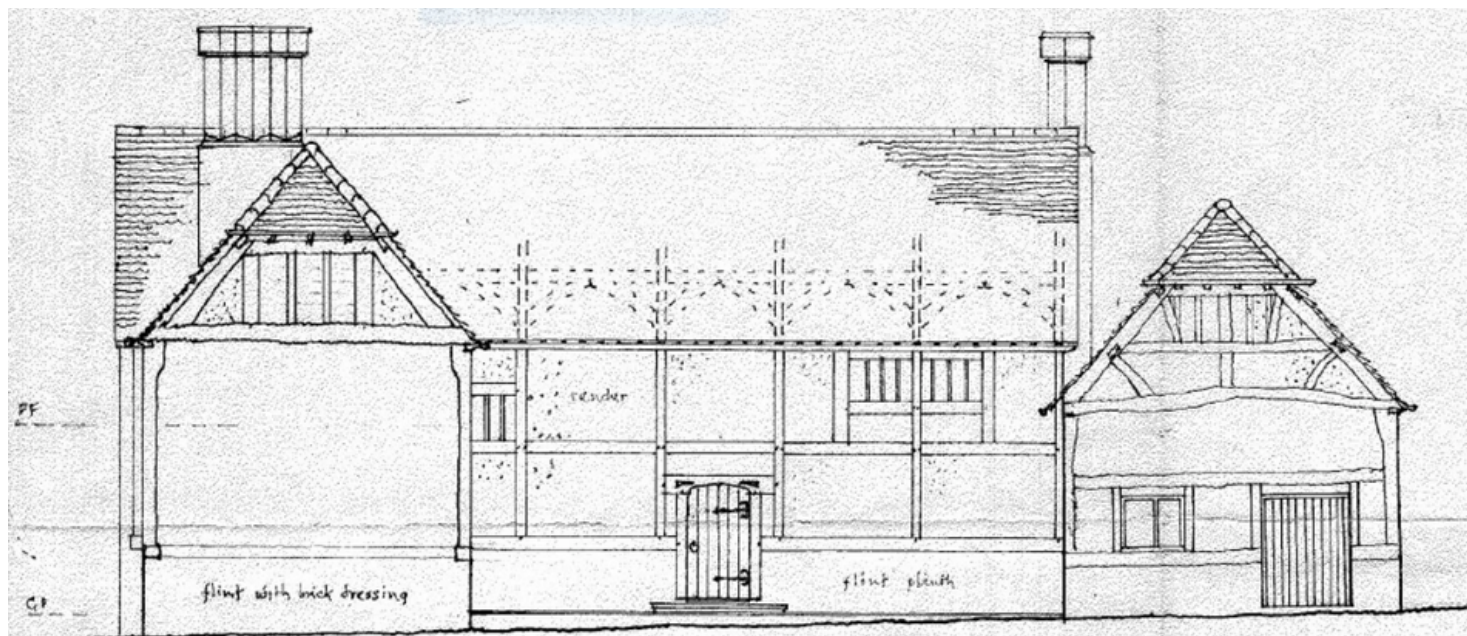
Instead of using uprights, you may choose to rest the roof structure on stone walls. Upright elements are very rare so by substituting them, a larger covered area could be achieved.

Diagram legend:

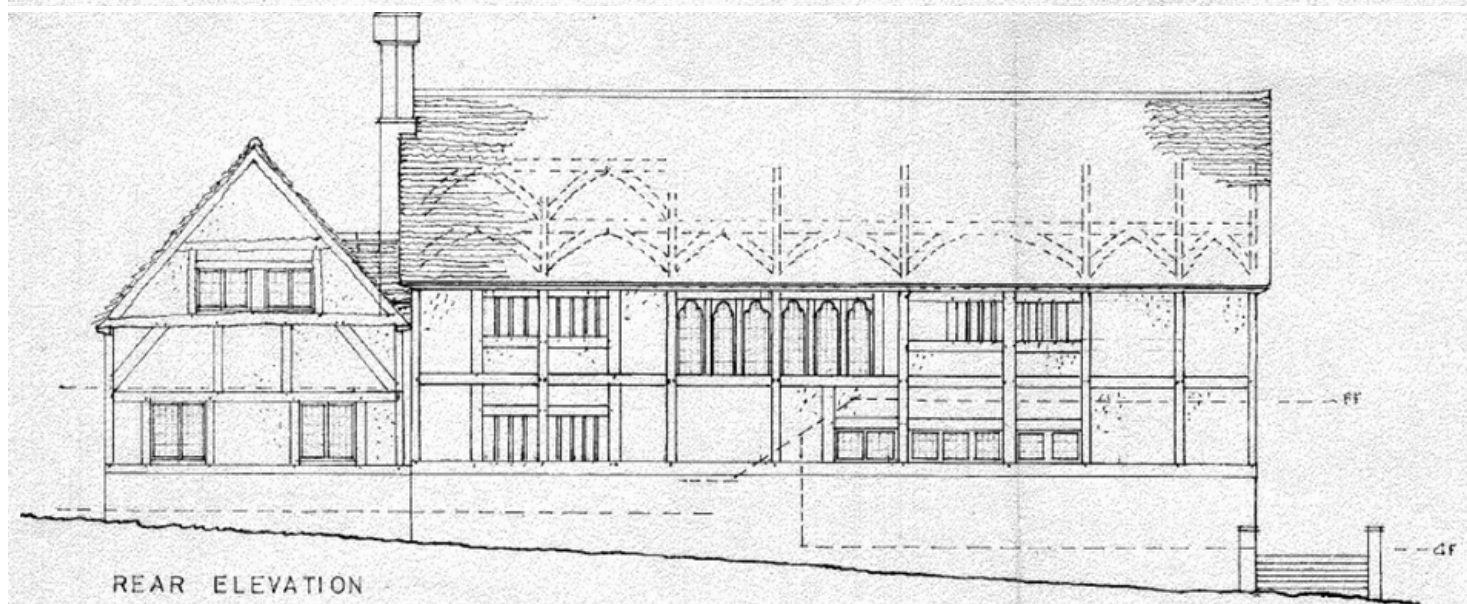
floor beams, plates, tie beams, rafters



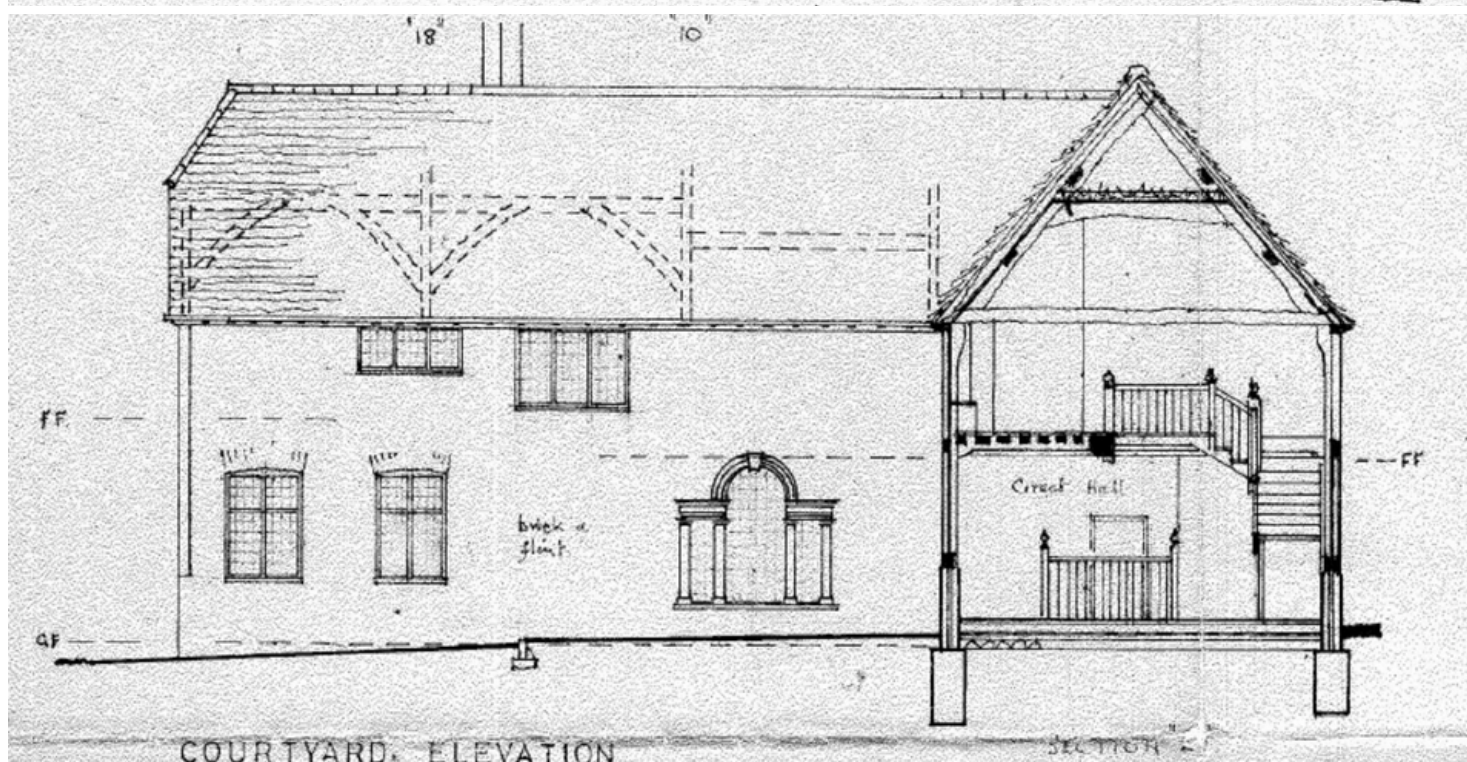
DRAWINGS FROM PREVIOUS OWNER



FRONT ELEVATION



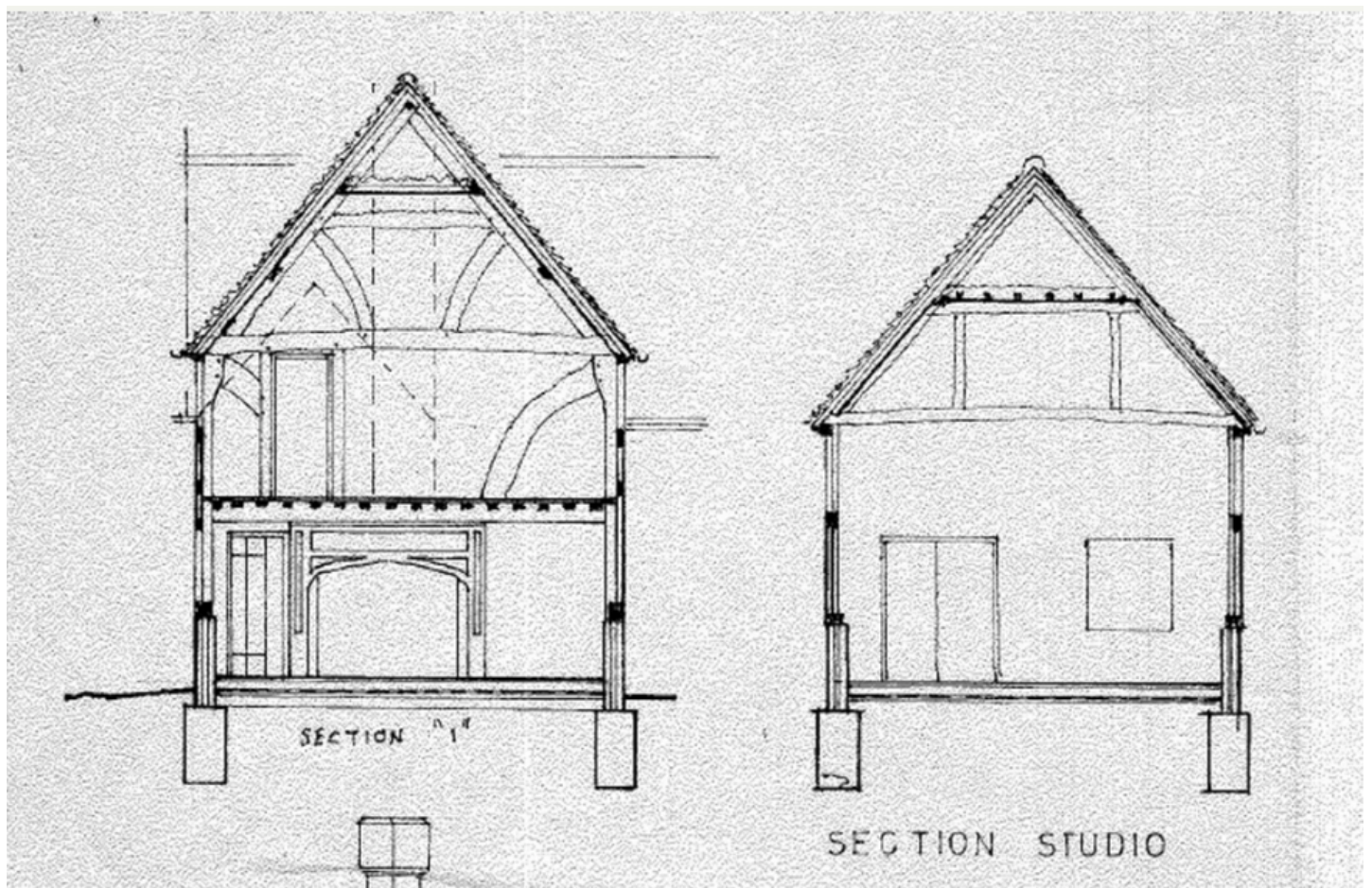
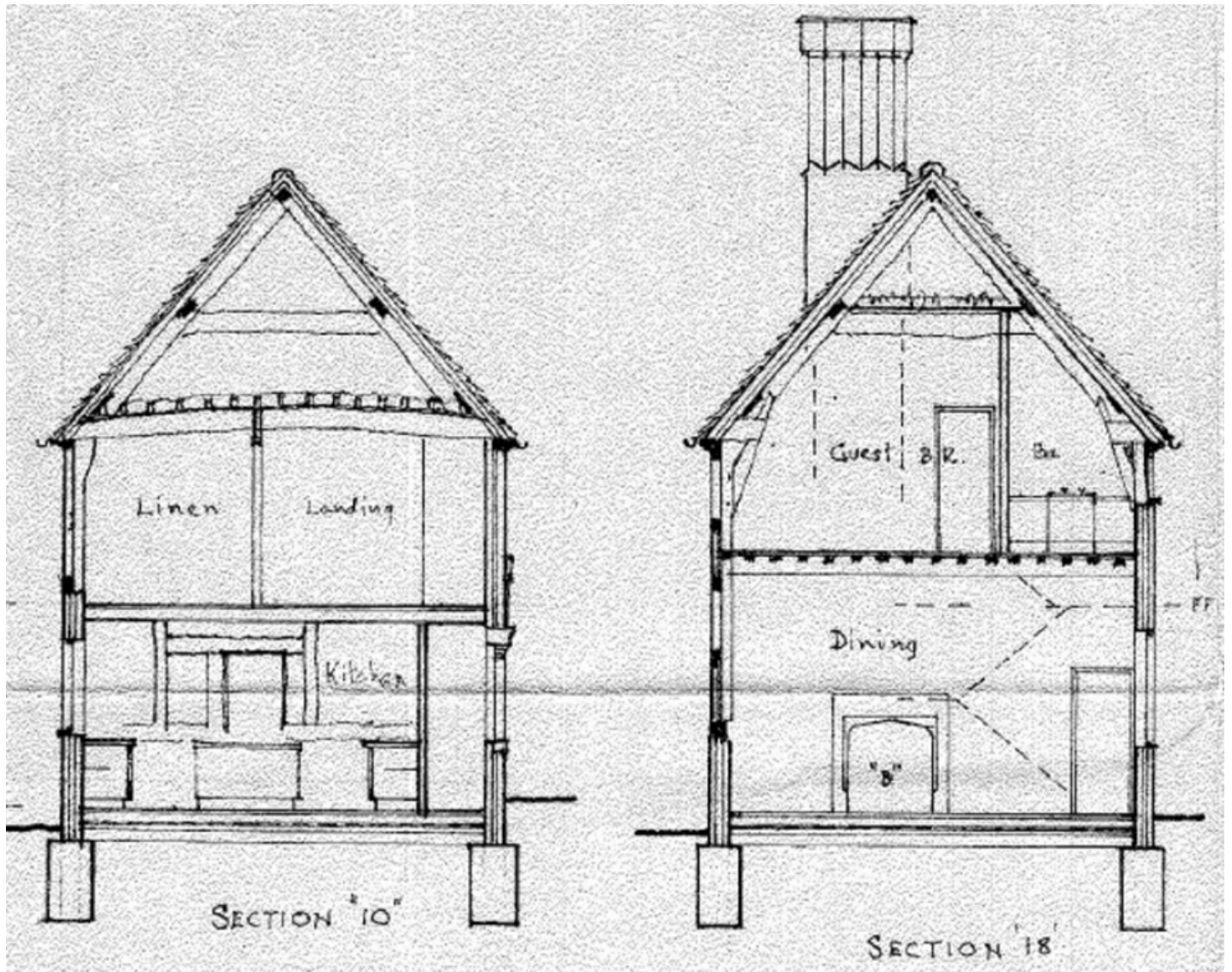
REAR ELEVATION



COURTYARD ELEVATION

SECTION

DRAWINGS FROM PREVIOUS OWNER



FLOORPANS FROM PREVIOUS OWNER

