

BEILICELYN, TWYNLLANAN, LLANDDEUSANT

STANDING BUILDING RECORDING MARCH 2009

Report No. 2009/44



**YMDDIRIEDOLAETH ARCHAEOLEGOL DYFED
DYFED ARCHAEOLOGICAL TRUST**

RHIF YR ADRODDIAD / REPORT NO. 2009/ 44
RHIF Y PROSIECT / PROJECT RECORD NO. 94948

Mawrth 2009
March 2009

BEILICELYN, TWYNLLANAN, LLANDDEUSANT

STANDING BUILDING RECORDING MARCH 2009

Gan / By

**Duncan Schlee
And Louise Schlee**

Paratowyd yr adroddiad yma at ddefnydd y cwsmer yn unig. Ni dderbynnir cyfrifoldeb gan Ymddiriedolaeth Archaeolegol Dyfed am ei ddefnyddio gan unrhyw berson na phersonau eraill a fydd yn ei ddarllen neu ddibynnu ar y gwybodaeth y mae'n ei gynnwys

The report has been prepared for the specific use of the client. The Dyfed Archaeological Trust Ltd can accept no responsibility for its use by any other person or persons who may read it or rely on the information it contains.

YMDDIREIOLAETH ARCHAEOLEGOL DYFED
Neuadd y Sir, Stryd Caerfyrddin, Llandeilo, Sir
Gaerfyrddin SA19 6AF
Ffon: Ymholiadau Cyffredinol 01558 823121
Adran Rheoli Treftadaeth 01558 823131
Ffacs: 01558 823133
Epost: cambria@cambria.org.uk
Gwefan: www.cambria.org.uk

DYFED ARCHAEOLOGICAL TRUST
The Shire Hall, Carmarthen Street, Llandeilo,
Carmarthenshire SA19 6AF
Tel: General Enquiries 01558 823121
Heritage Management Section 01558 823131
Fax: 01558 823133
Email: cambria@cambria.org.uk
Website: www.cambria.org.uk

Cwmni cyfyngedig (1198990) ynghyd ag elusen gofrestredig (504616) yw'r Ymddiriedolaeth. The Trust is both a Limited Company (No. 1198990) and a Registered Charity (No. 504616)

CADEIRYDD CHAIRMAN: C R MUSSON MBE B Arch FSA MIFA. CYFARWYDDWR DIRECTOR:
K MURPHY BA MIFA

CONTENTS

SUMMARY	1
INTRODUCTION	2
BUILDING DESCRIPTION	6
CONCLUSION	17
COMMUNITY INVOLVEMENT	18
APPENDIX	19
ILLUSTRATIONS	22

SUMMARY

Beilicelyn cottage was recorded on the 21st and 22nd March 2009 as part of works to inform a feasibility study for the restoration and re-use of the building. This work was undertaken by Dyfed Archaeological Trust in partnership with Adfer Ban a Chwm (ABC), a building preservation trust set up to conserve vernacular buildings for use as affordable homes in Carmarthenshire and Powys. The study is intended to inform a feasibility study for the restoration and re-use of the building.

Desk-top assessment of available historic documentation, including historic maps and census returns, was carried out. Photographic recording and measured drawings of the interior elevations and checking of previous architectural drawings of exterior elevations was then undertaken. Members of the local community visited the site during the recording and provided information and assistance with undertaking further historical research.

On the evidence of the census returns, the cottage was built sometime between 1841 and 1858. It is a well-constructed, although principally earth bonded building using quarried local stone with fine dressed limestone quoins. Originally a single build, the Census suggests the building had four-rooms. This may or may not include a later single room addition built against the west end of the main building. A further structure, possibly a store shed or pig sty, is built on to the north side of the additional room.

Numerous details of the interior layout of the building are still identifiable. Of particular significance is the corner staircase. This is a locally distinct feature which is known from earlier buildings in this part of Carmarthenshire, and east into Brecknockshire, but does not occur further west.

It is important that the locally significant features of the building; staircase, fireplaces, door and window openings, are retained within any restoration of the property. Areas of the building which were not fully accessible, are expected to retain additional structural or other archaeological information which it has not been possible to record. These should be investigated as part of any further clearance work which takes place prior to restoration and construction work commencing.

Acknowledgements

We would like to thank the owners Fran Rowe and Marian Goodall for permission to record the building; Alice Pyper and Simon Wardle for their help in recording the building; and everyone who visited during the recording day and passed on information and memories of the cottage in years past.

INTRODUCTION

The trustees of Adfer Ban a Chwm (ABC), a building preservation trust set up to conserve vernacular buildings for use as affordable homes in Carmarthenshire and Powys, made a request to Dyfed Archaeological Trust (DAT) for assistance with a public event for the archaeological recording of the ruined cottage of Beilicelyn, Twynllanan, Llanddeusant, Carmarthenshire.

DAT agreed to work with ABC to record Beilicelyn cottage as part of works to inform a feasibility study for the restoration and re-use of the building. A full and detailed understanding of the form and character of the building will help to inform any future proposals. Such vernacular buildings are rarely recorded in detail prior to their repair and restoration and many original features can easily be overlooked or disregarded when only traces survive.

Recording took place on the 21st and 22nd March 2009.

Site Location and Description

Beilicelyn (Hollyfield) is a domestic building situated at NGR SN 753 244 in the small rural settlement of Twynllanan, one of three nucleated settlements in the Parish of Llanddeusant in East Carmarthenshire. The settlement lies within the Black Mountain and Mynydd Mydfai Registered Landscape of Outstanding Historic Interest in Wales (Cadw, CCW and ICOMOS, 1998).

Local Historic Landscape Character

The following is taken from the description of Llanddeusant and Gwynfe Historic Landscape Character Area (Murphy 1999). (See www.dyfedarchaeology.org.uk)

"The broader landscape consists of rolling hills and deeply incised narrow valleys, ranging in height from 120 m in the valley bottoms to over 300 m on the summits of the higher hills and along the fringes of the Black Mountain. The historic landscape comprises small irregular fields, dispersed small farms and scattered woodland. The whole area has been enclosed into a patchwork of small fields by earth banks and hedges. Over such an extensive area there are clear differences of hedge management, but generally hedges are in good condition and well maintained, with derelict and overgrown examples usually occurring only at higher altitudes and along the fringes of the Black Mountain. A striking characteristic of this area is the very sharp boundary between it and the unenclosed land of the Black Mountain. On the ground this boundary is marked for at least part of its course by a dry-stone wall/stony bank. Other stony banks rather than earth banks were also noted close to the boundary of the Black Mountain, especially at the northeastern end of the area. Land-use varies across the area, but is predominantly improved pasture with pockets of rough grazing and rushy ground. Most of the steep valley sides are cloaked with deciduous woodland. This together with distinctive hedgerow trees in areas of overgrown hedges lends a wooded aspect to parts of the landscape. A couple of small conifer plantations are present. Apart from the A4069, the old turnpike road which runs south to north across the area linking the south side of the Black Mountain with the Tywi valley, transport links are confined to numerous local minor roads, lanes and tracks. Settlement in the area comprises predominantly dispersed farms and other dwellings. Farmhouses are mostly 19th century, stone-built, two-storey, three-bays in the vernacular tradition. Traditional outbuildings associated with the farms are also 19th century and stone-built, and tend to be relatively small, often limited to just one range. Most farms have a collection of modern agricultural buildings. Early 19th-century buildings, including an old inn, in the polite 'Georgian' tradition are dispersed close to New Inn on the A4069 old turnpike road. Capel Gwynfe and Twynllanan are the only aggregate settlements in the

area. Both are essentially hamlets, comprising a loose cluster of 19th century houses focused on chapels, with late 20th-century residential development in a variety of materials and styles. Other 19th century chapels in the area stand in isolated locations, as does the Medieval parish church of Llanddeusant. Outside the two hamlets, other late 20th-century development is limited to occasional isolated houses or bungalows.

Recorded archaeology from such a large landscape area takes in a range of sites from all periods. However, all features relate primarily to agricultural land-use.

There are a few distinctive buildings, but the older houses have mostly been rebuilt, and none are listed. Llwynfron, however, is a small gentry farmhouse with 17th century origins, Bedw-hirion is a similar house of 1796 and Ty Brych is a small farmhouse of the early 19th-century, all subject to consideration for relisting (Judith Alfrey, pers. comm.). SS Simon & Jude, Llanddeusant is a Grade B listed landmark Medieval church with a turret, while the unlisted Capel Gwynfe is from 1898-9, with a tower (Ludlow 1998) and an earlier 19th century church hall (formerly the church building)."

Site History

Although no building names are noted in the apportionment, the 1841 Parish Tithe Map (Figure 1) and Apportionment clearly show that the plot and house of Beilicelyn were not present at that time. The building that now lies between Beilicelyn and Pantycelyn is located on parcel no. 1463 on the tithe map (Figure 1) but is not depicted. This building is currently in use as a garage, but has a fireplace on its east wall suggesting that at one time it was a dwelling. The apportionment describes the parcel as a "cottage and garden". Pantycelyn (parcel no. 1468) to the east, is described as a "house and garden". Llwynceilyn (Parcel no. 1467) lies further east. The area occupied by Beilicelyn, the adjacent 'garage' property, Pantycelyn and Llwynceilyn are all identified as being part of Wernddu (now Wernolau), in the ownership of Howel Gwyn and occupied by Rees Evans.

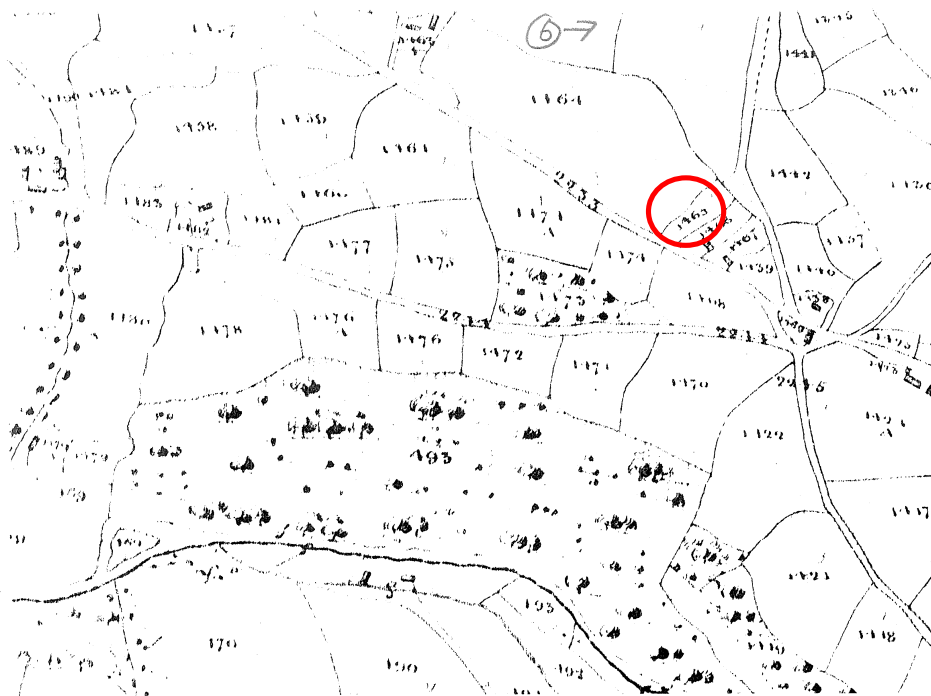


Fig. 1: Llanthoysaint Parish Tithe Map extract 1841. Land parcel 1463 highlighted

Census returns

All the census returns from 1831 to 1901 were studied (see Table 1). The earliest reference to Beilicelyn is in the 1851 return. However, it does not appear in the 1861 return. This may be because it was not occupied at the time of the census, or that no one was in when the returns were being collected. None of the census returns identify a property between Pantycelyn and Beilicelyn.

Date	No. Rms	Name	Status	Age	Occupation	Place of Birth	Language
1831		Not noted					
1841		Not noted					
1851		David Jones	Head	21	Flannel Weaver	Llanddeusant	
		Eliza Jones	Wife	25		Llanddeusant	
		John Jones	Son	4m		Llanddeusant	
1861		Not noted					
1871		John Thomas	Widower	49	Limer	Llanddeusant	
1881		David Thomas Davies	Head	83	Cobbler/shoemaker	Llanddeusant	
		Margaret Thomas	Wife	78		Llanddeusant	
1891	4	Thomas Thomas	Head	64	Rate collector	Llanddeusant	
		Margaret Thomas	Wife	70		Llanddeusant	
1901	4	Eleanor Thomas	Head married	39	Living on own means	Llanddeusant	Welsh
		Elizabeth Thomas	Visitor	22		Llanddeusant	Welsh

Table 1: Census Returns Beilicelyn, Twynllanan, Llanddeusant

Title deeds

Table 2 presents a potted summary of the details obtained from title deeds for Beilicelyn by Marian Goodall. For the full summary see the appendix.

1855	Owner - Howel Gwyn (of Duffryn Near Neath, County of Glamorgan – sometime MP for Neath) start of 31 year lease to David Davies during the natural lives of Mary Williams (step daughter of David Davies), John Harris and John Lloyd
1858	Owner Howel Gwyn - date grant of lease to David Davies
1884	Agreement between Mrs Margaret Davies and Thomas Thomas – selling her share of the lease to him
1888	Ellen Elizabeth Gwyn inherited the house from her husband
1900	Ellen Elizabeth Gwyn died and house passed to 'remainderman' Joseph Edward Moore Gwyn
1921	Sale of freehold to Mrs Eleanor Thomas
1947	Eleanor Thomas died. Thomas David Griffiths, Treorchy, was her executor and inherited the property
1955	Sold to Sarah and Janet Morgan spinsters of Cardiff
1967	George William Victor Rowe purchased the property
1975	Passed to his wife Margaret Inglis Rowe
1994	On her death passed to her daughters Helen Frances Rowe and Marian Kathleen Goodall

Table 2: Dates and details derived from Title documents

The earliest date within the title documents is 1855, the date from which the 31 year lease runs. However the agreement is signed and dated in 1858 and the property is described as *"a piece or parcel of ground being part and parcel of a certain farm and lands called Wern Ddu situate in the parish of Llanthoisant in the County of Carmarthen and containing by admeasure twenty perches or thereabouts with the cottages or dwellinghouses erecting or hereinafter to be erected thereon."* This suggests that the lease is not for a completed property but for land on which a property is being built and which has potential for further buildings.

If this is the case, the Beilicelyn identified in the 1851 census may refer to the adjacent cottage on parcel 1468 (now a garage). If this is so, David Davies who occupied the property in 1851 may have taken the house name with him when he moved to the new house which was possibly built in 1858. There are certainly many examples locally of house and farm names changing and moving from one location to another.

Maps

The first mapped depictions of Beilicelyn are on the 1st and 2nd edition Ordnance Survey maps of 1885 and 1906 (see figures 2 and 3). On both maps, the additional room on the western end of the original cottage is depicted. By this time, Beilicelyn may have been standing for 27 years. Little or no other detail is apparent on the historic mapping.

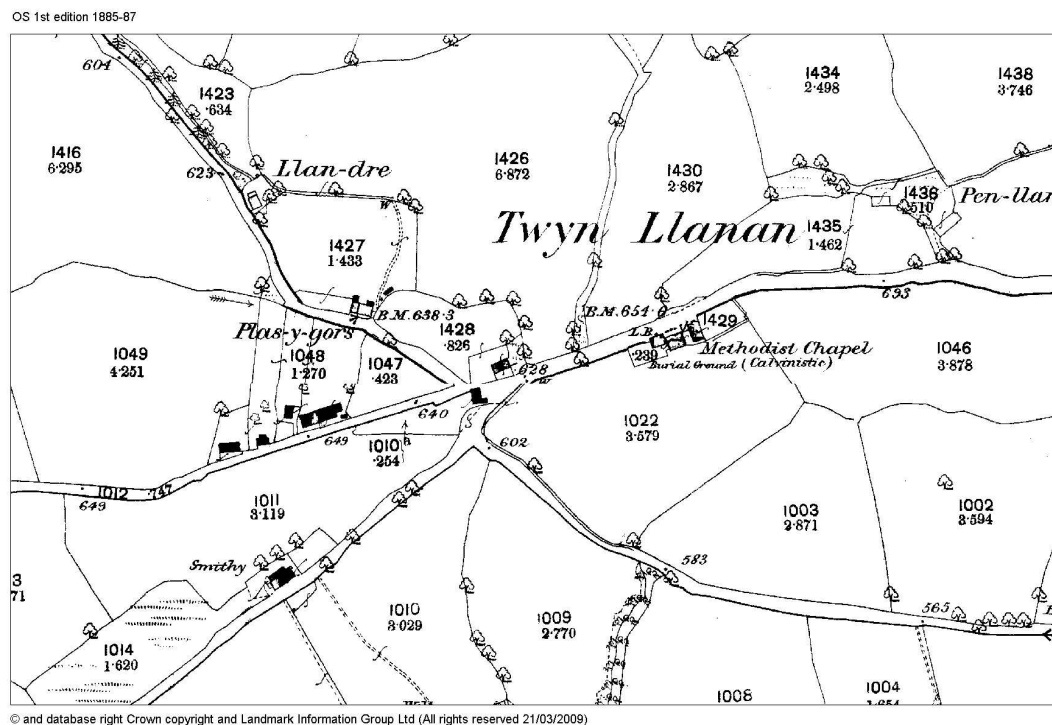


Fig. 2: 1st edition OS map 1885-87

ground floor window and door arches are of sandstone rather than limestone or brick. The first floor window openings appear trapezoidal, being slightly narrower at the top than at the bottom. There is no surviving evidence of window arches for the first floor windows, and it is unlikely that any were ever present. The tops of the windows were probably flush with the roofline, as can be observed in other unmodified cottages in the area.

Although some corrugated iron and one or two slates were found inside the building, there was little evidence of roofing materials. A single pierced tile stone was also found inside the building. Removal of rubble from inside the building would presumably provide more evidence of roofing materials used.

The area to the east of the main building was known by the previous owners as "the midden" and is therefore expected to include rubbish deposits, dating at least from the later years of the building's life.



Photo 1: South and east facing elevations (looking northwest)

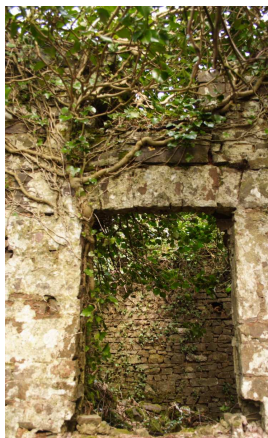


Photo 2: Window and door openings on the south-facing wall (composite)



Photo 3: East and north facing walls (looking southwest)



Photo 4: West facing wall (inside additional room)



Photo 5: Detail of quoin stones



Photo 6: Window opening in north wall



Photo 7: Detail of foundation plinth

Additional room

A single room addition with a door and window on its south facing side, is built against the west-facing gable end. This building is constructed from similar sandstones, but includes roughly faced river-worn cobbles which are not present in the main building. The addition has sandstone quoins and is bonded with a lime mortar. The south facing wall of the addition has remnants of a slate cladding (photo 8b), but there is no evidence of this elsewhere on the building.

The additional room contains a small fireplace in its western wall (photo 10), but there is no surviving evidence of a chimney stack, perhaps again suggesting that the existing addition is an alteration of an earlier structure. The floor of the addition also appears to have been altered or modified at least once. Further investigation would be needed to clarify the purpose of these modifications to the floor. The threshold stone has drilled hinge or bolt sockets.



Photo 8 a & b: South facing external wall of addition, with remnant slate cladding



Photo 9: West facing wall of addition



Photo 10: Fireplace and stone floor slabs in the addition



Photo 11: Threshold to addition. Stone slab with hinge or bolt sockets

Store/pig sty

On the north side of the single room extension, a low wall forms a narrow structure with an opening at the west end. This was possibly a fuel store or a pig sty and would have had a lean-to roof against the north wall of the extension.



Photo 12: Store/pigsty

Interior

In its present condition, it was not possible to clear out the building to investigate evidence of the layout of the ground floor plan. A concrete surface was exposed in the doorway, but elsewhere, no evidence of flooring was apparent. If there was a stone flag floor, it may have been removed. The only evidence for the layout of the ground floor therefore comes from features visible in the wall elevations.

The presence of two fireplaces on the ground floor indicates there were two rooms (a parlour and a living room). A scar in the plaster surviving on the east side of the door indicates that there was a partition dividing the two rooms. Evidence for a second partition on the other side of the door, forming a corridor separating the two ground floor rooms not apparent, but is probable since the opening in the north wall would have lit such a corridor. No evidence of room divisions on the first floor were apparent. It is possible that box beds may have been used to divide the first floor space.



Photo 14: Interior face of south wall



Photo 15: Interior face of north wall



Photo 16: Main fireplace and corner staircase looking west

The main fireplace on the western gable wall is stone built with a substantial wooden bressemer beam. There is evidence of a bread oven built into the fireplace on the south side of the hearth.

To the north of the fireplace is a corner staircase (where the scale is in photo 16). The stairwell is apparently semi-semicircular with the interior face of the wall curved and plastered. Due to collapsed masonry the stairs were not visible, but are probably of stone. A socket in the north wall at the base of the stairs suggests the location of a door-frame at the bottom of the stair or possibly a trimmer at the staircase landing.

On the interior of the east gable wall there is an original fireplace built into the wall thickness at ground floor level. A smaller first floor fireplace is situated above.



Photo 17: Ground and first floor fireplaces on east gable wall



Photo 18a & b: 1st floor fireplace compared with surviving unaltered fireplace in 'Pantycelyn'

Two beam sockets are visible on the south and north walls with floor joist sockets in the east wall. At the west end the joists lie on a masonry ledge formed by a reduction in the thickness of the wall. The joists and floorboards at Pantycelyn show the likely original appearance (photo 19).



Photo 19: Joists and floor boards at 'Pantycelyn'

No evidence of the roof structure was visible from ground level. It is believed that the roof was removed in the 1950s by the authorities as the building was deemed unfit for human habitation. It is possible that the roof had a similar construction to that at Pantycelyn (photo 20). Rather than resting on a wall plate, the roof truss timbers are set into the tops of the walls and rest on wooden corbels. Evidence of the position of the Beilicelyn roof timbers may still be identifiable following the removal of vegetation from the wall tops.



Photo 20a & b: 'Pantycelyn' roof timber and wall top with small window

Other features associated with the building

The cottage grounds are entered at the south-east corner directly from the road which runs to the south of the building. The roadside hedgebank is faced on the north side by a drystone wall, between c. 0.5m and 1m high, parallel to the building, which then turns north and terminates immediately beyond the cottage (photo 21).



Photo 21: Garden wall to south-west of main building

A similar drystone wall retains a raised area between the east wall of the building and the eastern plot boundary. This area was known more recently as "the midden" and is therefore expected to include rubbish deposits, at least from the later years of the building's life. Such remains could help to tell us more about the life of the building's occupants.

CONCLUSION

The simplest form of cottage, the single room with an earthen floor, was still in use in Carmarthenshire in the mid 19th century. A description by the Commissioners for Education in 1847 said of Carmarthenshire cottages. *"There are not usually more than two rooms. Cupboard beds are those most commonly used"*. Beilicelyn is recorded in the census returns as having four rooms and is therefore a relatively substantial cottage.

The historical documentation has clearly identified the building as a mid 19th century construction. However, the design of the cottage follows a much earlier local vernacular tradition. The fireplace stair is a locally distinctive feature in two storey buildings. Such staircases have been recorded in earlier buildings principally in this part of Carmarthenshire, and east into Brecknockshire, but not further west. The corner staircase adjacent to the fireplace is generally considered to be an early feature and is recorded in sub-medieval and early post-medieval buildings locally, e.g. Blaensawdde, Llanddeusant (17th century). In cottages the corner staircase is normally associated with a one and a half storey construction, while full two storey buildings had a central staircase with front facing first floor windows. This local characteristic has continued to be built through to the later 19th century with other nearby examples in Llanddeusant at Cilbrydwen (possibly 17th/18th century), Llwynceilyn (late 18th/early 19th century) and Albion House (late 19th century).

Although so far it has not been possible to ascertain the roofing arrangement at Beilicelyn it is possible that they were recessed into the top of the wall rather than sitting on a wall plate. Such an arrangement is also a locally distinctive style.

Built from locally quarried stone, possibly originally roofed in tile stone from the linear quarries to the east where the tile stone out-crop run up onto Mynydd Myddfai, the cottage reflects the local building traditions and the local building materials. There is no visible evidence of substantial changes to the interior or exterior of the main building. The later 19th century river-cobble built extension does not appear to have altered the form or function of the building.

Locally distinctive vernacular cottages are increasingly rare, particularly where they survive in such an unaltered condition, as at Beilicelyn. Beilicelyn is therefore considered to be an important element of the local historic character and broader landscape that should be valued and protected. It is important that the locally significant features of the building; staircase, fireplaces, door and window openings, are retained within any restoration of the property.

Recommended Further Work

Parts of the building such as the stairs, floor and the tops of the walls, were not fully accessible, but can be expected to retain additional structural or other information which will provide useful detail to inform the renovation. These areas should be archaeologically investigated when the site is cleared prior to restoration and construction work commencing. Externally, the 'midden' may contain domestic rubbish which would provide interesting evidence of the life of the cottage's inhabitants.

COMMUNITY INVOLVEMENT

All of the work was undertaken on a voluntary basis by DAT employees and other interested professionals. Local residents were invited to come along and take part in the recording day. Several visited and were shown round the building and discussed the cottage history and development. Of particular interest were the historic maps of the area and other historical documents. The objectives and methods of the ABC project were also discussed. All visitors were curious to know more about the history of the cottage and the settlement of Twynllanan as well as what ABC would be doing next.



APPENDIX 1

Summary of the Title documents relating to Baileycelyn Twynllanan Llanddeusant

The earliest title document with the pre-registration deeds is an Indenture in duplicate dated 3rd February 1858 by which *Howel Gwyn of Duffryn Near Neath in the County of Glamorgan Esquire* granted to *David Davies of Baileycelyn in the parish of Llanthoisant in the County of Carmarthen Cordwainer and his heirs and assigns* a lease from 25th March 1855 for a minimum term of 31 years or..... *during the natural lives of Mary Williams daughter of the late Rees Williams of Abamill in the said parish of Llanthoisant Labourer and stepdaughter of the said David Davies now aged ten years or thereabouts, John Harris son of Thomas Harris Aberllecach in the said parish of Llanthoisant Farmer aged twenty years or thereabouts, and John Lloyd son of Morgan Lloyd of Twyn in the said parish of Llanthoisant Cordwainer now aged nineteen years or thereabouts and the life natural of the survivor or longest liver of them.....at the clear yearly rent or sum of five shillings of lawful English money*

The property is described as *a piece or parcel of ground being part and parcel of a certain farm and lands called 'Wern Ddu' situate in the parish of Llanthoisant in the County of Carmarthen and containing by admeasurement twenty perches or thereabouts with the cottages or dwellinghouses erecting or hereinafter to be erected thereon.*

As David Davies is described as being of Baileycelyn when the indenture was drawn up, it is assumed that the cottage already existed at that time in 1858.

David Davies signed the indenture in the presence of two witnesses Thomas Martin Agent to Howel Gwyn Esq and Rees Evans of Werndu Llanthoisant Farmer

Some twenty six years later, there is a rough handwritten endorsement dated 30th October 1884 on the counterpart lease of 3rd February 1858 as follows:- *An Agreement made this thirty day of October 1884 between Mrs Margaret Davies of Baileycelyn and Thomas Thomas of Gellygynon in Parish of Llanthoisant the said Margaret agrees to sell her share of the within Lease which is one third to the said Thomas Thomas for the sum of six pounds which I Margaret Davies acknowledge to received this 30th day of October 1884.*

Margaret Davies then placed her mark and Thomas Thomas signed his name in the presence of witness John Lewis of Nantgwinne. The endorsement has been stamped by the Inland Revenue and bears a 6d stamp.

Can we assume that Mrs Margaret Davies was the surviving widow of the original leaseholder David Davies? If so, she is likely to have inherited the remainder of the lease from her late husband. However at the point of 'selling it' in 1884 in a very informal way, there were only 5 years of the original 31 year term left, although in addition to the fixed term, the lease was granted for *the term of three lives namely Mary Williams John Harris and John Lloyd*. So if these three were still alive in 1884, Thomas Thomas might have thought he had a good investment for £6. However if he was living in Gellygynon he would not have needed to live in a tiny cottage like Baileycelyn. Was he perhaps just helping out Mrs Margaret Davies as a good neighbour relative or friend by assisting her financially without her losing face? £6 in 1884 would have been a considerable amount of money. This is not just pure conjecture as it is quite unusual to see this type of arrangement noted on title documents. It gives a small window into the lives of the people living in Llanddeusant at the end of the nineteenth century and their interaction with each other. Perhaps the Parish or Chapel records would provide the dates of death if not birth of some of those mentioned.

It does appear that by 1921 the three people mentioned in the 1858 lease, namely Mary Williams, John Harris and John Lloyd had all died, and the Lease had reverted back to the estate of the freehold owner Howel Gwyn. Howel Gwyn died on 25th January 1888. By his will, he left an annual income of £300 from his Carmarthenshire estate to his niece Elizabeth Anne Lloyd for her life secured as a rentcharge, with the remainder to his wife Ellen Elizabeth Gwyn for her life, and then on her death the remainder was to be left to Joseph Edward Moore Gwyn. However the will did not contain a power of sale and accordingly the executors of the will had to commence proceedings under the Settled Land Act in the Chancery Division. *By an order of the Chancery Division of the High Court of Justice made by Mr Justice Stirling at Chambers on 5th day of November 1888 in the matter of the Estate in the Counties of Glamorgan Brecon and Carmarthen settled by the ..will of Howel Gwyn deceased and in the matter of the Settled Land Act 1882 upon the application of the said Ellen Elizabeth Gwyn as tenant for life under the above mentioned Settlement* two individuals were appointed Trustees of the Settlement. Ellen Elizabeth Gwyn died on 24th January 1900.

In 1921 the 'remainderman' as we call him under the Settlement, Joseph Edward Moore Gwyn agreed a sale of the freehold of Bailycelyn with Mrs Eleanor Thomas for the sum of seventy five pounds.

The title document recording this sale, and from which the above factual information has been extracted from the lengthy recitals, is a *Conveyance dated 14th December 1921 between Joseph Edward Moore Gwyn of Duffryn Neath in the County of Glamorgan Esquire (the Vendor) Francis William Gilbertson of Llwynymor Mumbles n the County Borough of Swansea Tin Plate Manufaturer and John Herbert Purdon Lloyd of Plas Cilybobyll near Swansea in the County of Glamorgan Esquire (the Trustees) and Eleanor Thomas of Bailycelyn in the parish of Llanddeusant in the County of Carmarthen married woman.*

It is worth noting that there is a hand drawn plan attached to this Conveyance which seems to show Bailycelyn as being divided into 3 cottages - see the plan reproduced on page 4.

Eleanor Thomas died at Bailycelyn on 1st February 1947. By her will she appointed her nephew Thomas David Griffiths of 208 High Street Treorchy Glamorgan Boot Merchant to be her Executor. The net value of her estate was given as £739 17s 7d. Is it not interesting that this Thomas David Griffiths had the same trade as David Davies who took the first lease of Bailycelyn in 1858? Was Thomas David Griffiths born in the parish, and was he or perhaps his father part of the general exodus of young men from Llanddeusant attracted to a better life in the new mining towns in the valleys?

Thomas David Griffiths arranged for Bailycelyn to be transferred to his name using a solicitor in Treorchy and by an Assent dated 18th September 1947 *all that piece or parcel of land and garden with cottage and messuage and premises erected thereon and known as BEILICELYN LLANDDAUSANT in the County of Carmarthen* was transferred into the ownership of THOMAS DAVID GRIFFITHS in accordance with the terms of the will of Mrs Eleanor Thomas.

A few years later, in 1955, Mr Griffiths sold Bailycelyn using the same solicitor in Treorchy. By a Conveyance dated 23rd November 1955 *Thomas David Griffiths of Number 208 High Street Treorchy in the County of Glamorgan Boot Merchant* sold Beilicelyn Llanddeusant in the County of Carmarthen to SARAH MORGAN Spinster and JANET MORGAN Spinster both of Number 1 Sneyd Street in the City of Cardiff for the sum of £50. There is no indication that the Misses Morgan ever lived at

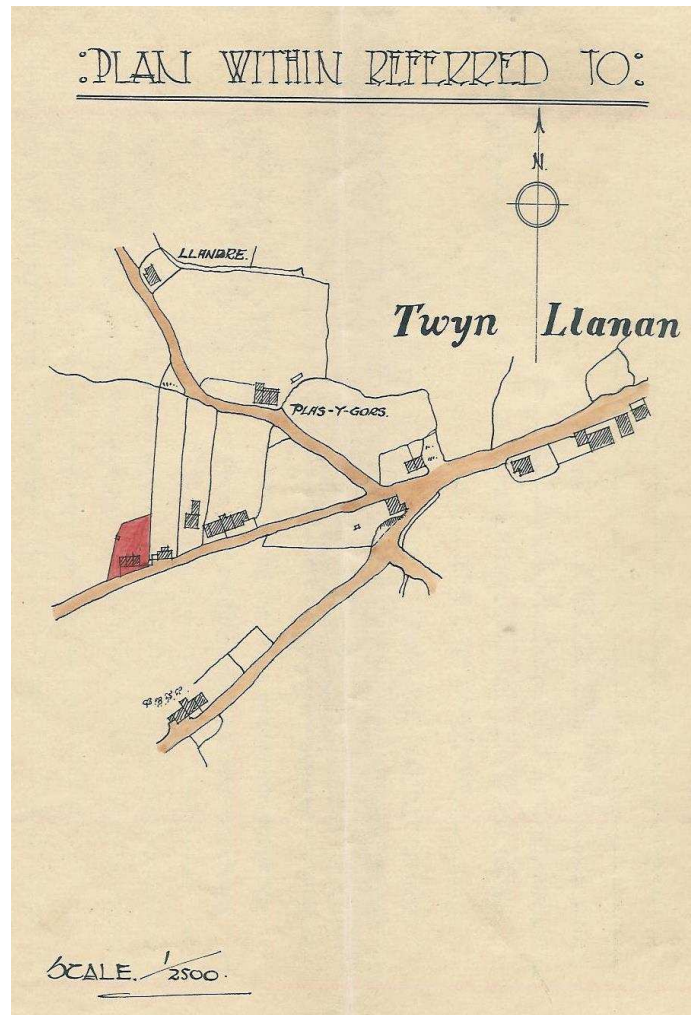
Baillycelyn themselves, and indeed they may have bought it as an investment with a view to having an income from renting it out.

George William Victor Rowe the father of the current owners purchased Baillycelyn from the Misses Morgan by a Conveyance dated 17th January 1967 for £100. By that time the cottage was in ruins, the roof having been allegedly removed by the authorities to prevent anyone living there, as the cottage had been declared unfit for human habitation.

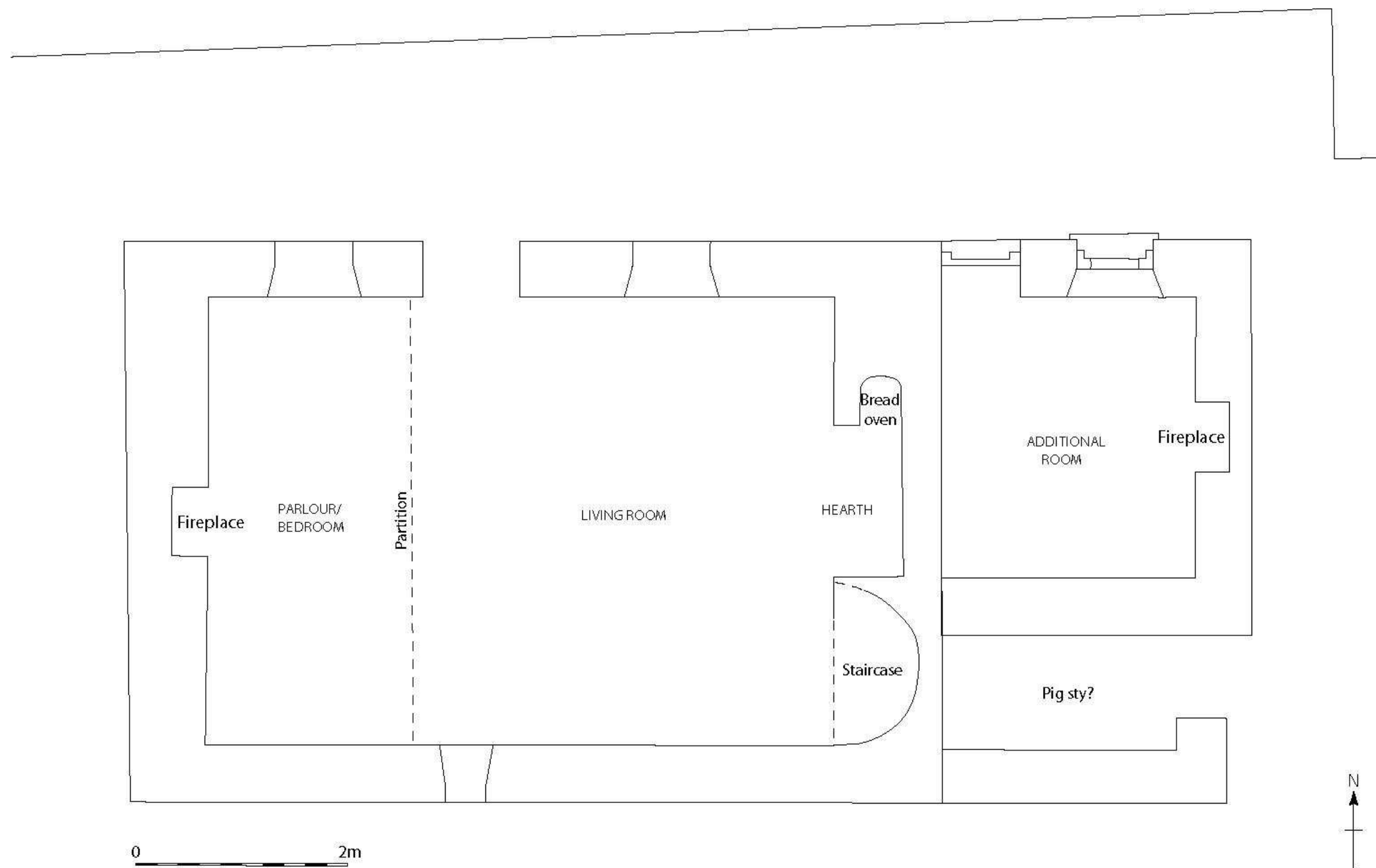
On Mr Rowe's death on 8th June 1975 Baillycelyn was transferred to his widow Margaret Inglis Rowe.

On her death on 10th December 1994 Baillycelyn was transferred to her two daughters Helen Frances Rowe and Marian Kathleen Goodall in accordance with the terms of her will.

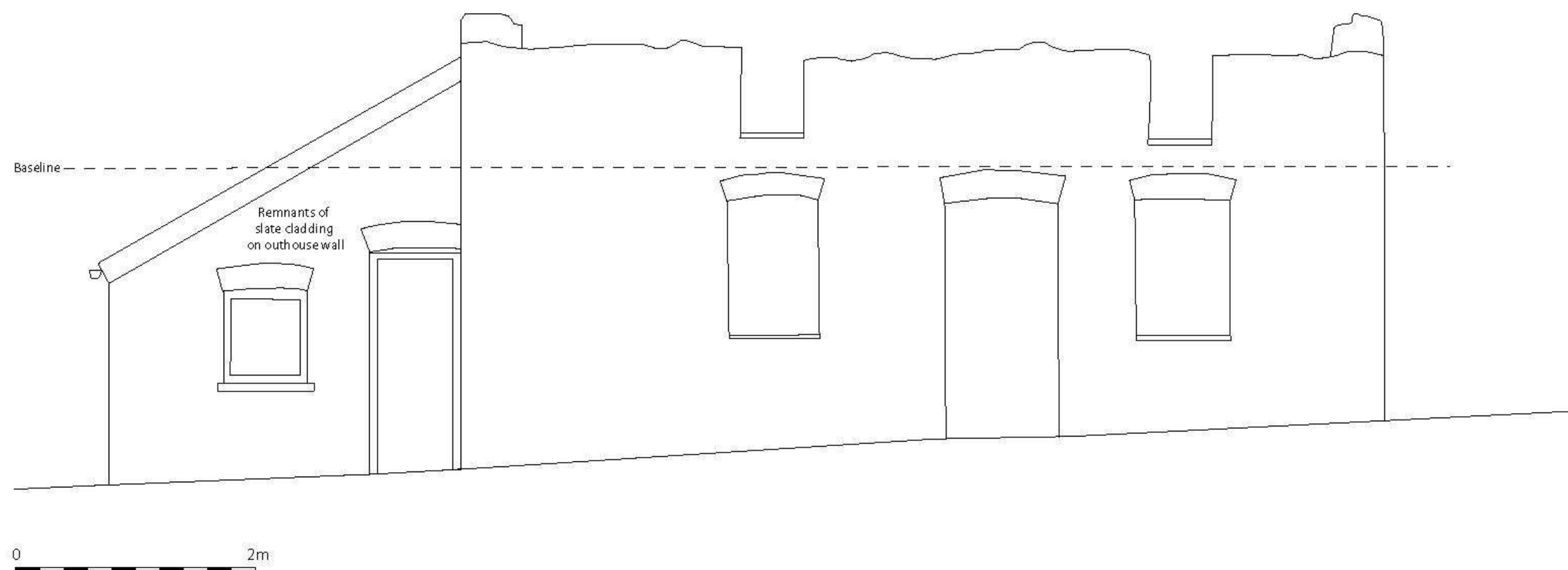
Summary prepared by Marian Goodall Solicitor, for the Recording Day to be held at Baillycelyn Llanddeusant on 21st March 2009.



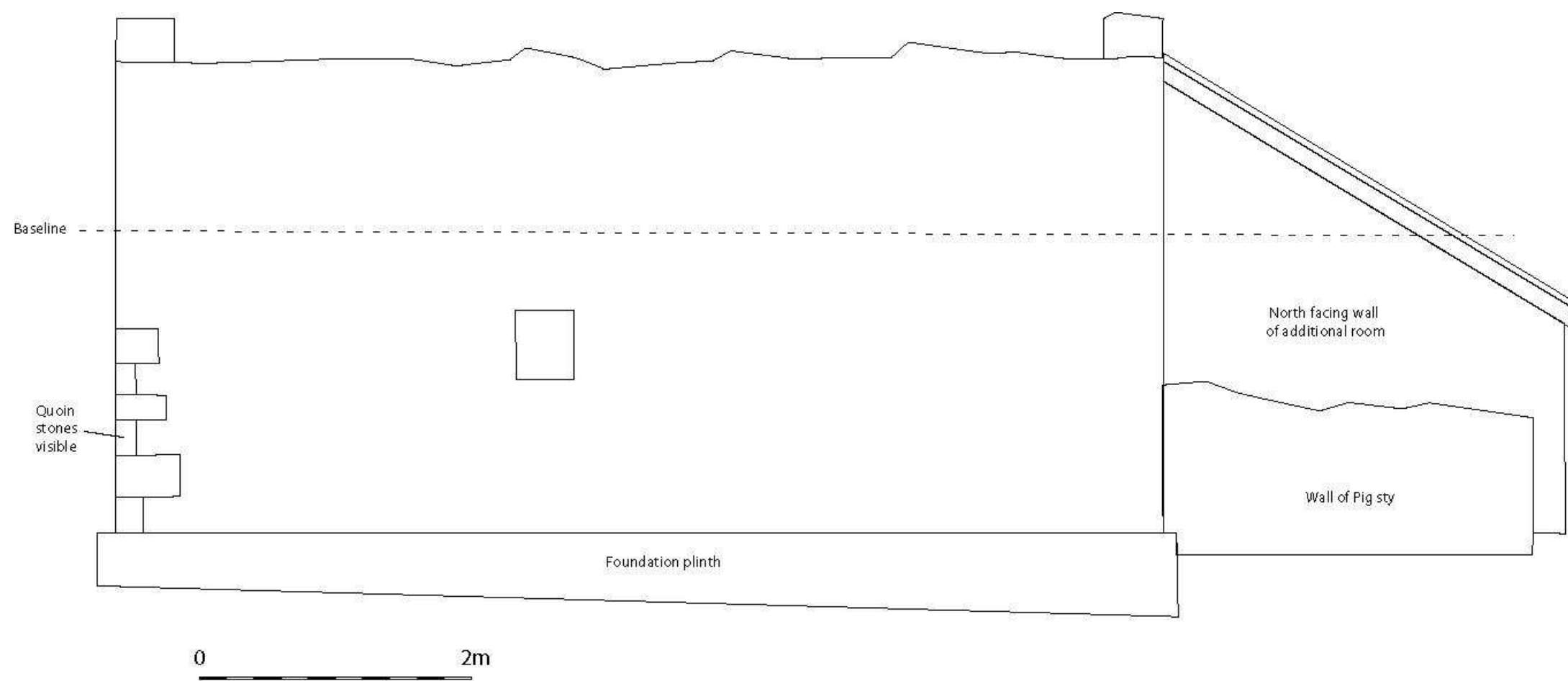
A copy of the plan taken from the Conveyance dated 14th December 1921 and made between J E Moore Gwyn Esq and others and Mrs Eleanor Thomas referred to above



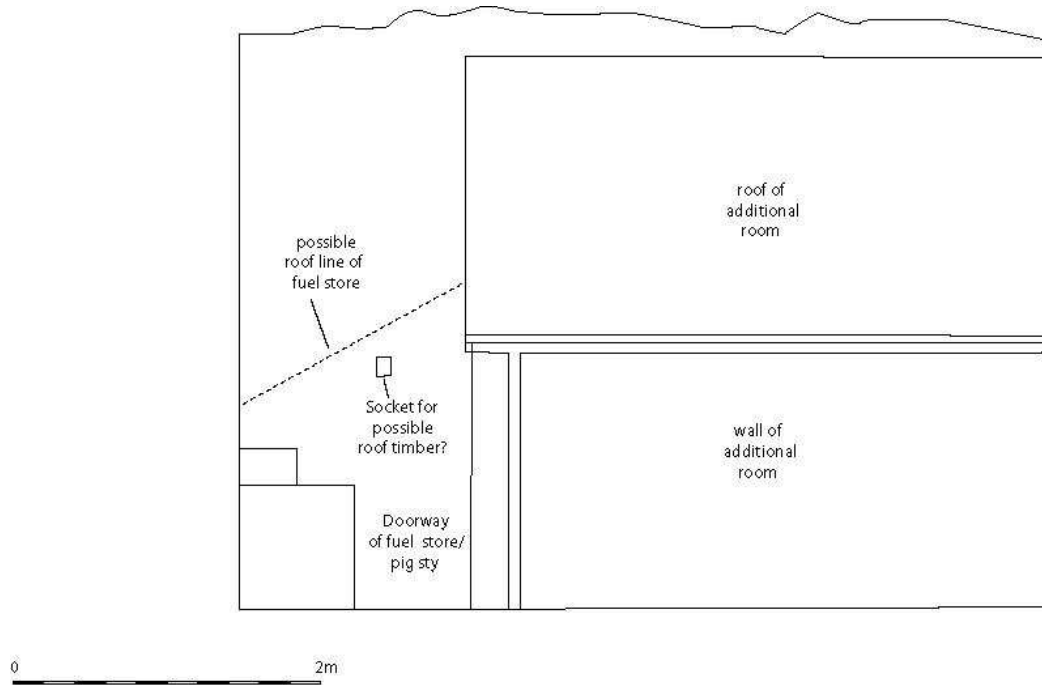
GROUND FLOOR PLAN



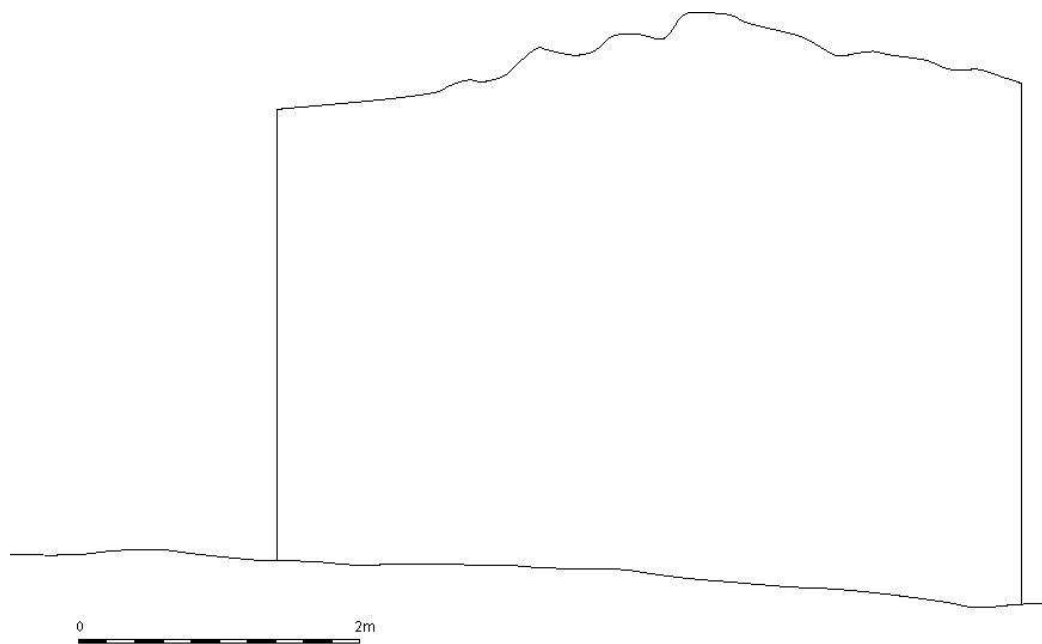
SOUTH FACING EXTERIOR ELEVATION



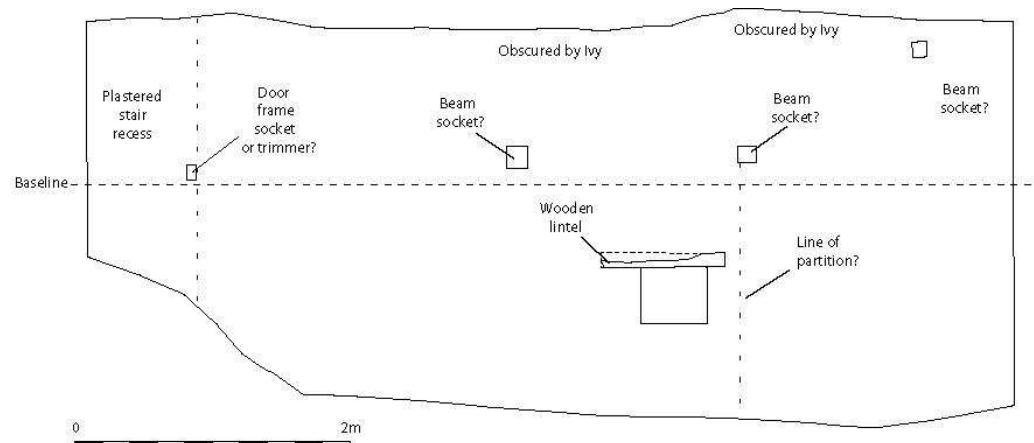
NORTH FACING EXTERIOR ELEVATION



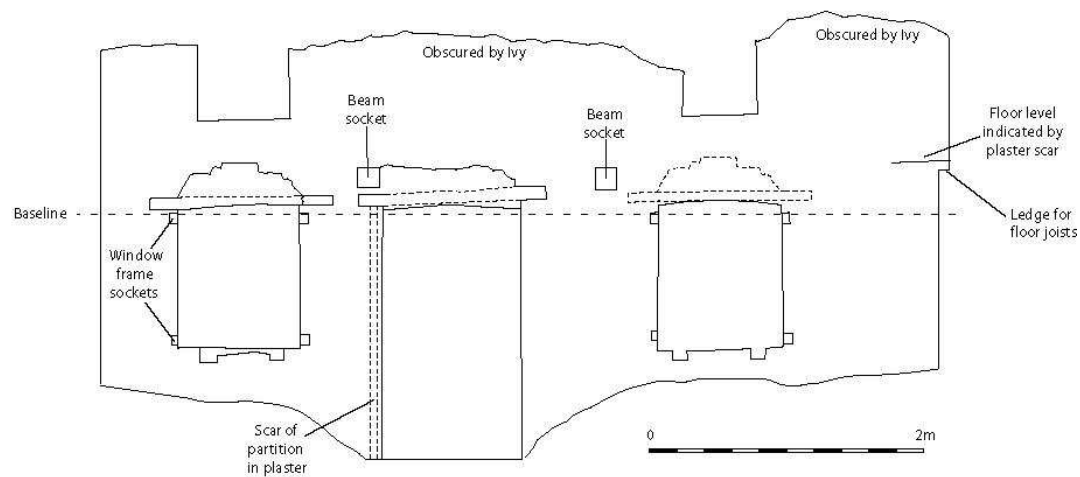
WEST FACING EXTERIOR ELEVATION



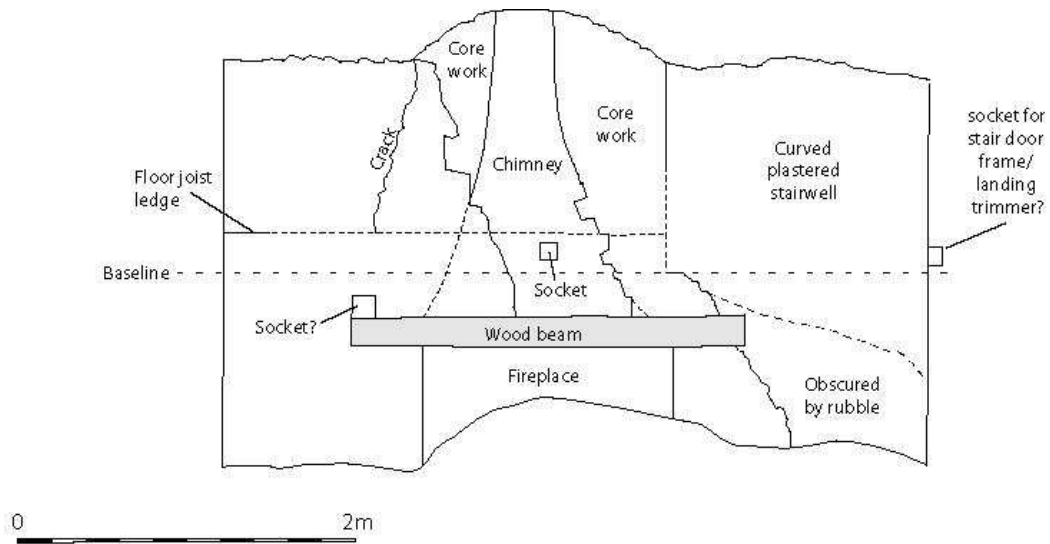
EAST FACING EXTERIOR ELEVATION



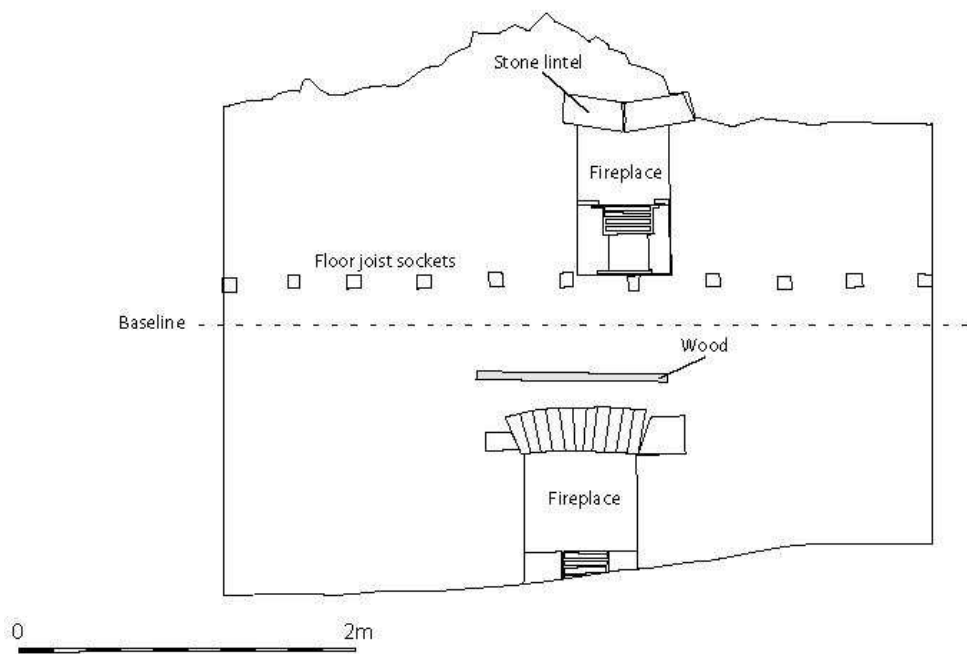
SOUTH FACING INTERIOR ELEVATION



NORTH FACING INTERIOR ELEVATION



EAST FACING INTERNAL ELEVATION



WEST FACING INTERNAL ELEVATION