



NEWSLETTER

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The Coronavirus outbreak has ensured that it has been a disappointing year at Cadhay as we have had to cancel all our weddings and almost all the bookings for the main house. Cadhay is all about large but intimate gatherings and this is precisely what the Covid regulations aim to stop. However, things did look up towards the end of the year as we had a last minute wedding for a couple who needed to bring their wedding with 30 guests forward a week to comply with regulations. We also managed to secure a grant from the Culture Recovery Fund for Heritage to help us divide the house in two and having made the split we managed to get a Winter let for the whole house. The cottages were available to guests from the middle of July and were booked out solidly as people struggled to find good holiday locations in the UK.

We decided that it was not possible to offer guided tours of the House safely but did manage to open the gardens at the beginning of August. Having complied with all the regulations, we were also able to offer fairly basic fare through the Tea Room. Amazingly we were getting almost as many people coming to see the gardens as came to see the House and Gardens on open days in previous years. It really felt as if the Cadhay Gardens were finally getting the recognition they deserve helped by the allotments which were better than ever as holders had been tending their plots with great vigour through the lockdown.



Having thought she might have a quiet year, Jayne has found herself busier than ever coping with the fallout as regulations changed. It has been difficult particularly with weddings where understandably everybody wanted to know whether they could go ahead or not and we were not in a position to decide until the regulations were announced. In the end none of the weddings booked for this year wanted to proceed within the very limited number of guests that were eventually allowed. Luckily Jayne had thought ahead and made sure we had enough weekends where all properties were available in 2021 and almost all the weddings chose to postpone.

During lockdown the cleaners were all furloughed but came back as soon as the cottages could have guests. Although the House was empty most of the time, we needed all the cleaners to cope with the extra cleaning involved in the cottages and their support over this difficult period has been tremendous. While most non-essential workers were enjoying a bit of paid rest during lockdown, Dave and Mike had to continue working to maintain the gardens. Thankfully a lot of people were able to enjoy their hard work in the end including a painting class who were offered advice from the gardeners whether wanted or not.



House

The complete re plumbing of the house anticipated in the last newsletter took place as planned and involved a lot of upheaval and new carpets virtually throughout so we were ready for a busy year just as it became apparent that it was not going to happen. We also upgraded the Whetham bedroom with improved lighting, new curtains, a picture by John Piper based on a 19th Century engraving and two town scenes by Alfred Montague. Since a lot



of the paintings in the House had to be conserved after the steam damage in 2019 we thought we should finish the job and now all the paintings on the East side of the house, including the Roof Chamber, have been conserved.



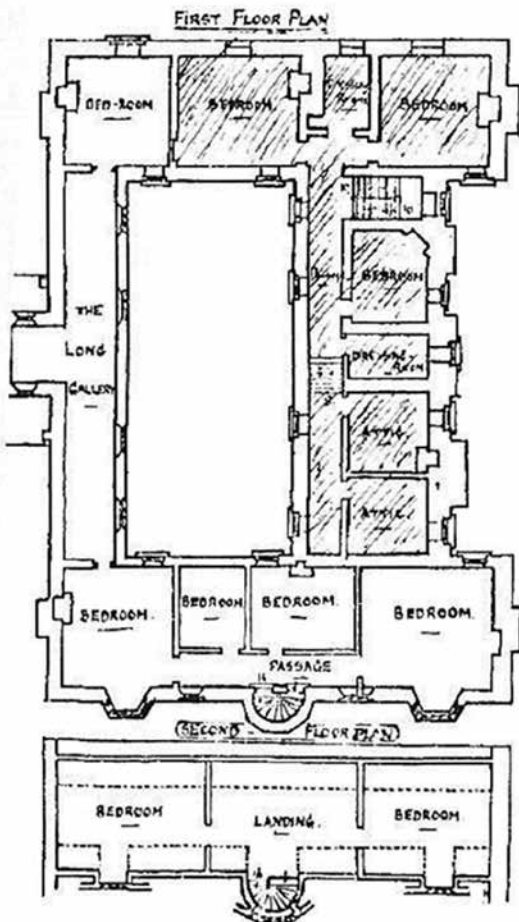
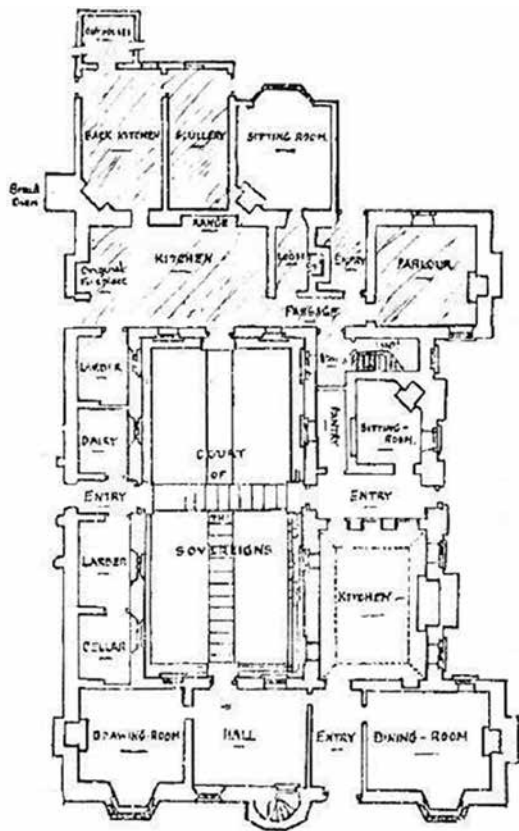
It became clear that large numbers of guests were not going to be allowed to share a single house first with the two household rule which was replaced by the 6 people rule. We anticipated that this was going to continue at least until Spring 2021 and set about dividing the house so that 6 people could stay in each side. We created a temporary kitchen in the little study that adjoined the Drawing Room and replaced all the sofas with a small dining table and chairs leaving the Steinway which was too heavy to move. This made a very cosy kitchen/dining area so that the East side of the House was then very well set up if a little grand for six people.

The West side was very well equipped with bedrooms and a great kitchen but needed a Sitting



Room to supplement the TV room by the front door. The Heydon bedroom, which used to be the servants' hall, was therefore turned temporarily into a Sitting Room.

The House has been divided at least once before when it was owned by the Hare family between 1802 and 1910. The house had been inherited by Thomas Hare's wife but they continued in the Hare family home near King's Lynn in Norfolk. Interestingly the latter was first built in 1589, some time after Cadhay, and has been rebuilt twice and then demolished for the third time when it was beyond economic repair in 1994. Perhaps they should have moved to Cadhay rather than adapting the West end for occupation by the tenant farmer while the East was let as a 'small' residence. During that time it fell into a very bad state of repair and luckily was bought in 1910 by William Whetham. Having built Cadhay Barton to accommodate the tenant farmer, he turned Cadhay back into one house and demolished most of the outbuildings to the south and west. He



Floor Plans In 1909 with shaded parts occupied by farmer.

carefully restored everything at huge cost (£1,000 initial estimate which quickly became £5,000 with much still to be done) ensuring it is in such good condition today and why he gets a bedroom named after him.

When we started to market the two sides of the House we were lucky to secure a winter let for the whole of the house but have left the new kitchen and sitting room in place in case they are needed next year. As the House will be occupied this Winter we intend to concentrate our refurbishing skills on the holiday cottages which in the case of the Stables and Coach House are 15 years old.

Gardens

When the gardens were finally opened in August they were a blaze of colour as the Cadhay Dahlia collection came to the fore. Some years ago Paul Kiddle had one of our allotments where he grew a prize winning collection of dahlia collarettes. When he retired, he donated most of his collection to us. Dave has developed the collection further, growing many from seed, and it has become a fitting tribute to Paul who has since died.

The main project in the garden this year has been to rebuild the low brick wall outside the South



Porch and trim the yew to bring it back in line with the wall.

We have also relined the small pond in the Water Garden, which was leaking, and given the base a small incline so that it can be drained and cleaned better.

Farm

Prior to lockdown we had got all the consents and ordered steelwork for a new tractor shed in the farmyard. Having demolished the huge cattle shed, now replaced by a smart lawn, we were short of covered space. There was a retaining wall by the concrete pad which was crumbling and leaking causing it to be very slippery. We therefore killed two birds with one stone and rebuilt the retaining wall two metres further back giving room for a smart new tractor shed.



Woods

We have coppiced an area protected by a deer fence in Cadhay Wood. Much of this was ash and, not knowing what the future holds in the face of Ash Dieback, have planted a lot of Sycamore. We also finalised the track running through Cadhay Bog giving us access to an area beyond the bog where we have planted a mixture of Alder and Cherry. There was another area above the bog which had

been overwhelmed by rhododendrons and this was planted up with Downy and Silver Birch.

The woods were also one of the beneficiaries of lockdown and were given a thorough thinning in an area beyond the large pond and all new plantings were given attention to reduce competition from undergrowth.

Water

It is fairly evident that Cadhay is situated where it is because of the plentiful supply of water which is being threatened by a proposal, that has featured before in these newsletters, to extract sand and gravel in the catchment area for the springs which provide that water. Aggregate Industries first submitted its application far back in 2015 and Devon County Council keep extending the deadline as AI has continually dragged its feet in responding to the overwhelming evidence of the damage that would be caused.

We have commissioned a further report by Professor Rick Brassington, a leading authority on Hydrogeology. He concludes that: *“the application for the proposed quarry should be refused because of the irreversible damage that it will cause to the local groundwater system that both supports local habitats and forms the water supplies for Cadhay House with its medieval fishponds and tearooms, more than 100 people plus three livestock farms.”*

AI already has many decades' worth of the same type of sand and gravel at its existing quarry near Uffculme and a huge new source of secondary sand and gravel has recently become available at the Drakelands mine near Plymouth. There is therefore no 'need' for a new greenfield quarry in a very beautiful part of East Devon.

These prolonged delays, and seemingly uneven handling by Devon County Council, have made things difficult for us and there is a clear need for a rapid and fair conclusion to this application which has been untenable for some time.