

SORELL HERITAGE SURVEY

Address: 267 Valleyfield Road Wattle Hill 7172		UPI: 2905506	PID: 1511312
Name: VALLEYFIELD			
Feature Type:	Structure Type: House	Site Feature Type: Trees	Dating: 1800 - 1829 1820c
	Barn	Fence	Access Restrictions: Restricted
	Garage		Inspection Date: December 96 P Davies
	Blacksmith		Style: Colonial Grecian
		Grid ref: 5426 551000 5263640	
Indication of Significance: High probable significance		Theme: Early Settlement Primary Production	
Material:	Brick/stone	Corrugated iron	Listings:
Condition:	Fair	Deteriorated	
Integrity:	Intact		
National Estate Criteria:	A4 B2 C2 D2 F1		Photograph Index: 10: 31-36; 11:1-17
Risk:	Excavation: ☐	Development: ☐	Maintenance: ☒ Vandalism: ☐

SITE DESCRIPTION:

A group of farm buildings comprising a stone house, brick barn, stone and brick blacksmiths shop, a garage, several sheds and fencing. They form a largely intact farm group although some elements have been removed, the barn is partially collapsed and the house is in poor condition.

The house is in several sections, the main house comprising a stone symmetrical building with porticoed front flanked with stone columns and a narrow terrace and flight of entry steps. It is likely that the portico was approached by a circular driveway. The house has formal rooms at the front (not inspected) a cellar accessed by a broad flight of external steps and attic rooms. A verandah extends across the rear elevation and connects the two rear wings which are of brick and stone construction, one appearing to have been used for farm use prior to conversion to residential use. A small garden is enclosed to form a courtyard. A detached toilet in poor condition is located to the side. The house is an exceptionally fine example of colonial design.

The main barn is L shaped and of convict brick construction with corrugated iron hipped roofs over shingle battens. The brickwork sits on a stone base. The building is divided into three sections, a large barn across the end with mezzanine floor at one end which was the first stage to be built, timber floor and stone squints (shot holes) in the walls apparently for protection against native or bushranger attack as the farm is remotely located. The second area is a barn with doors on the long walls and the third section, now largely collapsed, is a residence at the end of the building with an end timber wall. The interior walls were plastered. Another building stood adjacent and has a number of walls still standing showing the general arrangement of the site. The barn is in serious state of structural failure and requires stabilisation work. It appears that the layout of the barn was also designed to provide fortification with a walled courtyard being created and blank walls to the exposed outside.

A small blacksmiths shop stands adjacent of stone rubble construction with brick infill to the gable end. it has later infill to former openings. The roof is corrugated iron over shingle battens and the early openings are created by inserting timber lintels into the stonework. The building has squared stone quoining and is located on the edge of an embankment. The interior could not be inspected. The siting relates to the adjacent barns and would have formed part of a larger grouping of farm building around a central yard area.

The garage is a more contemporary structure of vertical timber and corrugated iron roof. A timber barn of more recent date is located at the rear of the site. The site features early post and rail fencing remains, a possible site of a horse mill or similar, the ruins of the second stone barn/store/stable building, remnants of the gardens and groundworks around the house, a stand of radiatas, a mature walnut tree and a collection of miscellaneous machinery. The house is well sited above a curve in the river giving the house an outlook along the valley over the water. Access is over a timber bridge.

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HISTORY:

Built on William Colquhoun's original 100 acre grant. Paul Minnett lived there in 1825 and some time after 1839 it was owned by local builder and former shop owner, Robert Doctor. At the turn of the century, the property was owned by T Hean, a descendant of the Doctor family. The property was sub-divided as part of the soldier settlement scheme (that affected many properties in Tasmania making them non-viable) and has been partially recombined to form the present holding.

BOUNDARY:

The listing boundary is the area enclosed by the house paddock including all outbuildings, fencing to that paddock and plantings.

COMMENTS:

Despite its poor condition, Valleyfield is a very fine farm property with an outstanding house and barn group supported by the early blacksmiths shop and remnant other buildings and elements. It displays fine craftsmanship and detailing, early construction techniques and methods, the layout of an early farm group and the importance of siting. It demonstrates early farm life and the early wealth of the area.

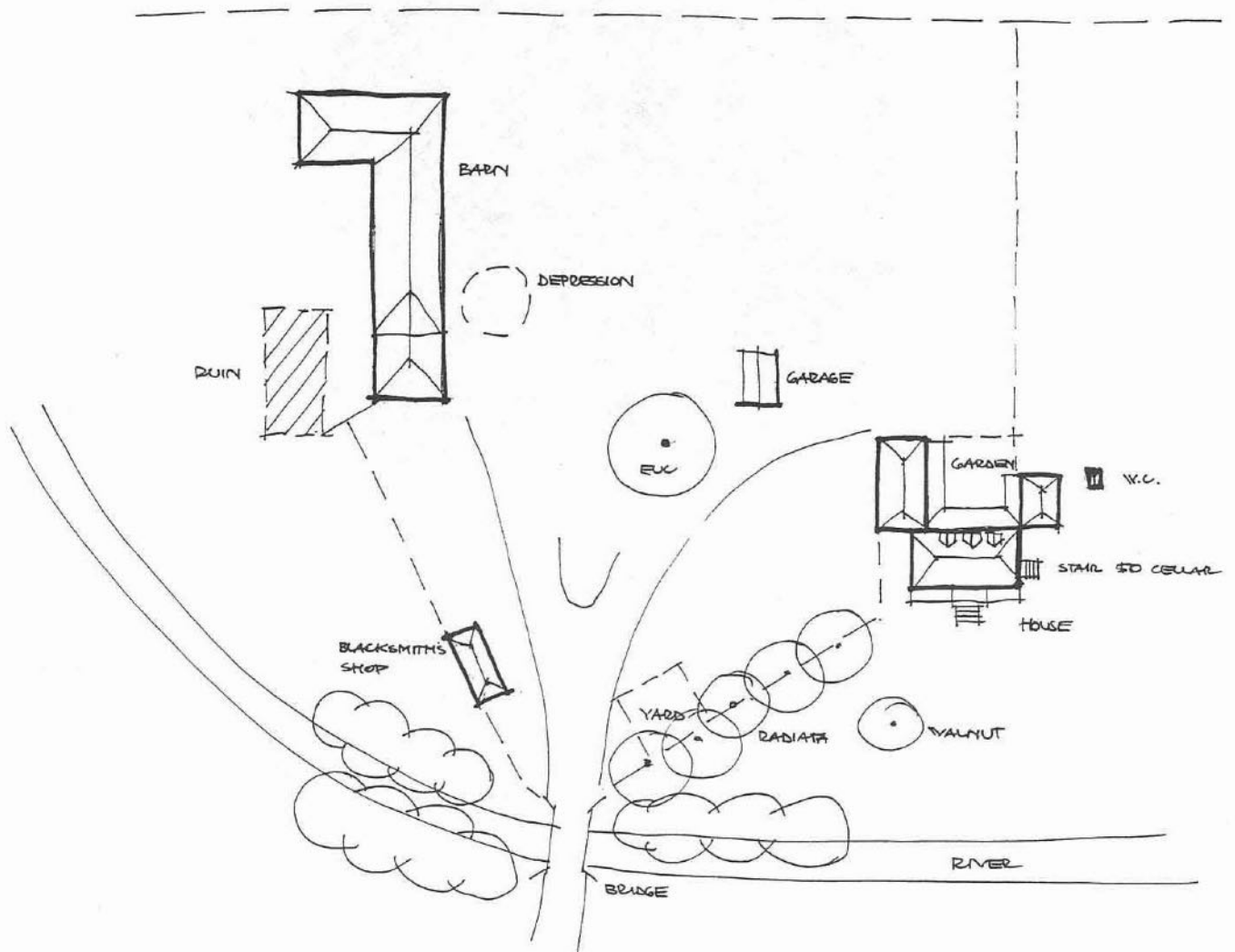
It meets Criteria A4, B2, C2, D2 and F1 for inclusion in the Register of the National Estate.

It should be included in Schedule 3 of the Sorell Planning Scheme and should be nominated for inclusion in the Tasmanian Heritage Register and the Register of the National Estate.

BIBLIOGRAPHY + PREVIOUS STUDIES:

Informant: Don Quinn, ph: 6265 2466

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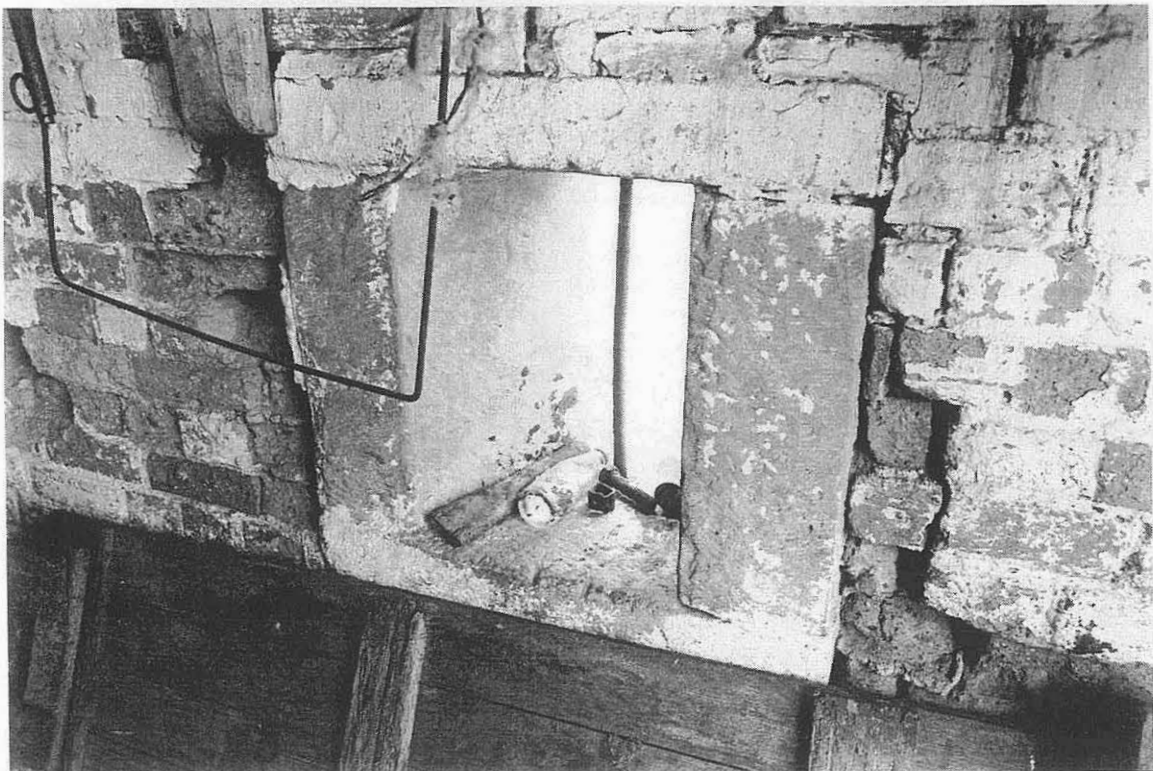
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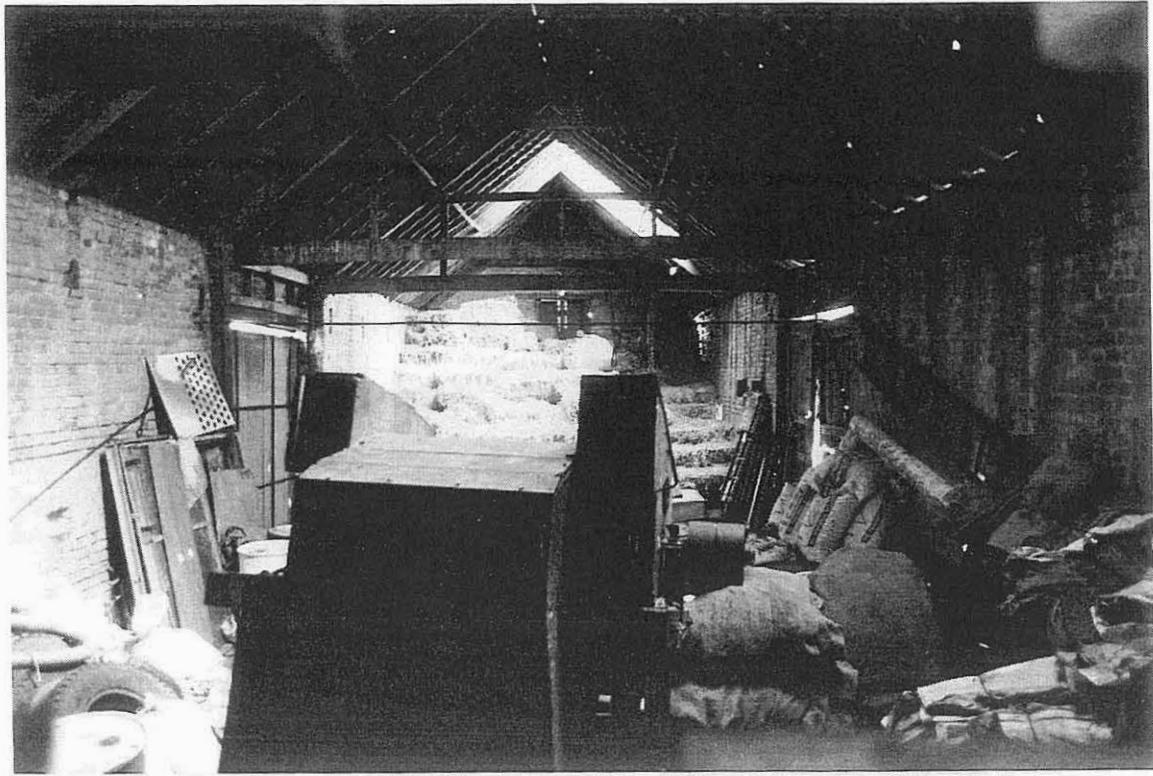
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