

Sir Walter Raleigh at The Priory? by Bob Vickery

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Well, not quite, but through his 6th generation descendants?

The descendants of Sir Walter Raleigh include:

John Raleigh (1737-1808) who married Sarah Short (1738-) and had the following children:

Francis Chapean Roberts Raleigh (1764-1823). He held the rank of Major
Edward Raleigh (1769-1819). He held the rank of Major
Cornwallis Raleigh who was born in 1772 in Gibraltar and died on 18th August 1848 in Dawlish.

Was it he who built The Priory? I believe it dates from 1843/4.

Arabella Dorothea Raleigh, who was born in Gibraltar ca 1774, married Thomas Percy Lipyeatt, born 7th November 1770 in Bobbingworth, Essex and who died 5th June 1796 in Port au Prince, Haiti. He held the rank of Captain.

Thomas Percy Lipyeatt and Arabella Dorothea Raleigh married on 20 January 1795 in Gibraltar and had a son, **Charles Jonathan Percy Lipyeatt**. He was Baptised on 20th December 1795 in Gibraltar.

Charles Jonathan Percy Lipyeatt went up to St John's College, Cambridge and received a B.A. in 1818. He married Frances Maria Cailler (1795 – 1845) in Exeter on 14 April 1819 and had a child **Percy William Cornwallis Lipyeatt** in 1821.

By 1841 (census) **C J Percy Lipyeatt** and Frances were living in Dawlish at 1 Plantation Terrace, with their son **Percy William Cornwallis Lipyeatt** and their relative ***Cornwallis Raleigh***, of independent means, now recorded as aged 55 (but actually 69!).

July 17, 1845

Marriage at Maryborough, Queen's County, **Percy William Cornwallis Lipyeatt** late of H.M. 24th Regiment, only son of **Charles Percy Lipyeatt Esq** of the Priory, Dawlish, to Jane Willington, eldest daughter of Theobald Pepper Esq, of Wellfield House, Maryborough. (County Laois is a county in *Ireland*. It is located in the south of the Midlands Region and is also located in the province of Leinster, and was formerly known as *Queen's County*.)

August 7, 1845

The death of Frances Maria Lipyeatt at the Priory, Dawlish.

March 26, 1846

East Devon Regiment of Militia - **C P Lipyeatt**, Gent to be Lieutenant, January 13 1846.

April 18, 1846

The *Western Times*, Births

April 11 at the Priory, Dawlish “the lady of **P W Lipyeatt Esq**, a daughter”.

October 10, 1846

At St Mary’s Warwick by the Rev’d Joshua Watson, the marriage of **Charles Jonathan Percy Lipyeatt Esq**, widower, of the Priory, Dawlish, to Mary, eldest daughter of the late Captain Joshua Watson, R.N.

March 26, 1848

Birth of daughter to “lady of **Percy W C Lipyeatt Esq**” (The formal newspaper announcement does not give the mother’s name, Jane Lipyeatt. The daughter was to be Arabella Louisa Lipyeatt (1848-1930).

August 18, 1848

Death of *Cornwallis Raleigh*, aged 76, in Dawlish.

November 28, 1850

Deaths – at Leinster Terrace, Rathmines, of rapid decline, **Percy William Cornwallis Lipyeatt Esq**, aged 29, late of the 24th Regiment, only son of **Charles Percy Lipyeatt Esq** of the Priory, Dawlish.

In the census of 1851 the Lipyeatts are in residence at the Priory, listed as:

C J Percy Lipyeatt	age 55	Head, married
Mary Watson	70,	Mother-in-law, widow

And four servants (a Lady’s Maid, House servant, Cook and a Footman)

Mary Watson (wife) is listed at an address in Sidwell Street, Exeter – Visiting.

July, 1, 1858 in the Exeter Flying Post, an advertisement:

SOUTH COAST OF DEVON,

DAWLISH,

To be SOLD, in Fee (Land Tax Redeemed)

that Picturesque Marine Residence,

THE PRIORY,

For many years occupied by J.C.P. LIPYEATT, Esq.,
standing on an eminence commanding beautiful Coast, Sea,
and Inland views (which can never be obstructed), and
surrounded by its tasteful and luxuriant Shrubberies,
Terraces, and pleasure Gardens. Altogether more than Two Acres.
This modern Stone-built edifice was erected about fifteen
years since, in the Swiss style of Architecture, within five
minutes’ walk of the Beach and South Devon Railway
Station (only six hours from London, thirty minutes from
Exeter, Torquay, &c.) and contains dining, drawing, and
breakfast rooms, six bed rooms, and dressing room, suitable

domestic offices (plentifully supplied with spring and soft water), coach house, stabling, excellent walled and kitchen gardens, well stocked, gardener's cottage, and detached garden-ground, now under let.

For SALE, an auction will be held at the LONDON INN, Dawlish, on SATURDAY, 10th July next, at *One* for *Two* o'clock precisely. And in the meantime (by kind permission of Mr Lipyeatt, whose term expires at Christmas next), the Premises may be viewed on MONDAYS, WEDNESDAYS, and FRIDAYS, from Twelve to Three o'clock, by *Cards only* to be obtained of HUSSEY and SON, Auctioneers, Waybrook, Alphington; Mr. Wm. WILLS, Surveyors; or BISHOP and PITTS, Solicitors, Exeter
Dated 17th June, 1858

This raises the question of the will of **Cornwallis Raleigh** who died 10 years prior to this sale. Was the Priory built by **Cornwallis Raleigh** and left in Trust for ten years ? Did **Charles Jonathan Percy Lipyeatt** then buy it, or was it his wife's money (Watson family) that bought it and then caused the sale in 1874 after their deaths ?

Dawlish Directories for 1850, 1856, 1866, and 1873 list Lipyeatt, Percy, gent, as residing at The Priory.

By 1861 the household had grown considerably to:

Charles Lipyeatt	65,	Head	Fund holder	born	Gibraltar
Mary Lipyeatt	59,	Wife			Exeter
Jane Lipyeatt	35	Daughter-in-law			Ireland
Arabella Lipyeatt	13	Grand daughter			Dawlish
Elizabeth Bettington	81	Visitor, widow			Paradise, Gloucestershire
Elizabeth Fisher	8	Visitor			Kendal, Westmorland

And six servants (two Lady's maids, Cook, Housemaid, Butler and a Groom)

In 1871 the entries are:

Charles J P Lipyeatt	74	Head	Landowner	Gibraltar
Mary Lipyeatt	69	Wife		Exeter
Arabella Lipyeatt	23	Grand daughter		Dawlish

And five servants (Butler, Coachman, Lady's maid, Cook and a Housemaid)

July 23, 1872

Deaths – Mary, wife of **Percy Lipyeatt**, eldest daughter of the late Captain Joshua Rowley Watson, R.N. (GRO ref Newton Abbot 1872 July-Sept, vol 5b, p 83)

The Will was proved at Exeter 12 August 1872 by Rev'd Joshua Rundle Watson, the Brother, the Surviving Executor. Effects under £2,000.

September 4, 1872

Advertised in the *Exeter Flying Post*,

CARRIAGE FOR SALE

To be SOLD, a very elegant BAROUCHE, almost new, for one horse; built by Hutchings, of Exmouth, at a cost of £120. It has very easy springs, and is of light draught; has German shutters, break, &c, so as to form a completely closed Carriage; is lined with rich blue tabby silk; painted dark claret, picked out with red. In perfect order. Altogether a very handsome turn out. Lowest price £70. Apply to the GARDENER at the Priory, Dawlish.

November 5, 1873

Deaths – at the Priory, Dawlish, **Charles Jonathan Percy Lipyeatt Esq**, after a short illness, aged 77. The Will was proved at Exeter 4 December 1873 by Watson and Geare, Executors. Effects under £16,000.

January, 1874

In the matter of **Charles Jonathan Percy Lipyeatt Esq**, Deceased

Pursuant to the Act to Further Amend the Law of Property, and to Relieve Trustees, 22 and 23 Vic,c.35.

The Creditors of CHARLES JONATHAN PERCY LIPYEATT, late of the Priory, in the Parish of Dawlish, in the County of Devon, Esq., who died on the 5th day of November, 1873, and whose will was proved in the Exeter District Registry of Her Majesty's Court of Probate, on the 4th December, 1873, by the Revd. JOSHUA RUNDLE WATSON, of La Favorita, in the Island of Guernsey, Clerk, and the Revd EDWARD GEARE, of Derby, Clerk, the Executors thereof, are, on or before the 25th day of March next, to send the particulars of their DEBTS, or CLAIMS to the offices of Messrs, Geare, Tozer and Geare, at Queen Street, Exeter, or in default thereof the Executors will proceed to distribute the assets amongst the parties entitled thereto, having regard to the claims only of which they have notice, and the said Executors will not be liable for the assets so distributed, or any part thereof, to any person of whose debt or claim they shall not then have had notice.

Dated this 21st day of January, 1874 GEARE, TOZER, and, GEARE, Solicitors to the Executors.

March 10, 1876

Messrs Tapper & Sons, favoured with instructions from the Rev'd Joshua Watson, to sell by AUCTION, the whole of the FURNITURE and effects.

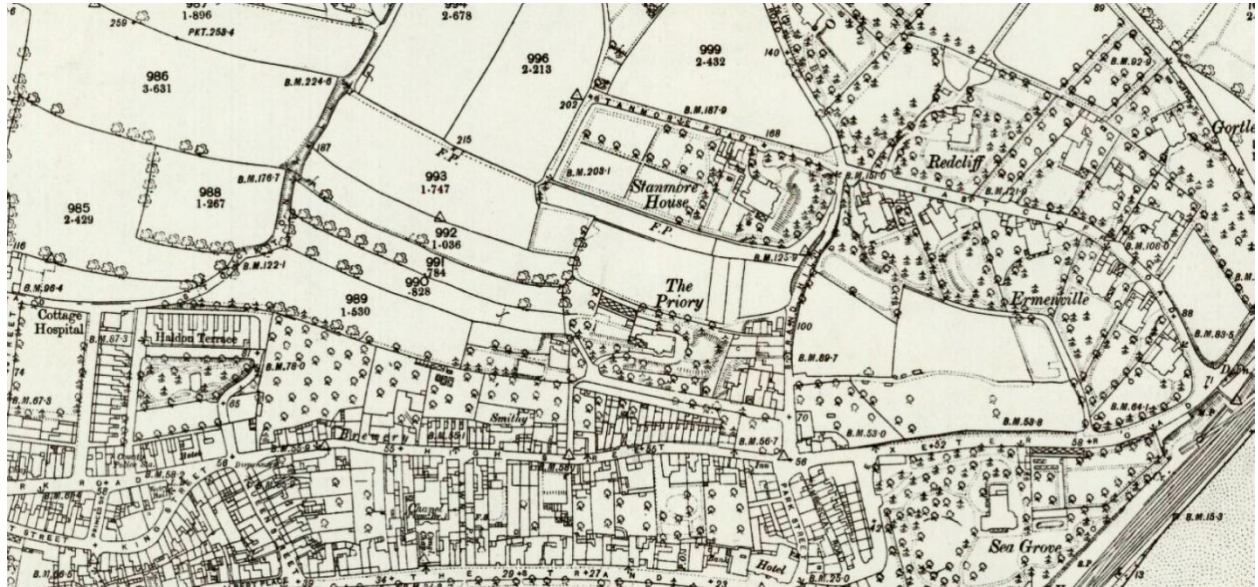
March 12, 1878

Marriage – of Johnstone Thomas Stoney Esq J.P., widower, of Emell Castle, King's County, to Arabella Louisa, only child of the late **Percy William Cornwallis Lipyeatt**, late 24th Regiment, of the Priory, Dawlish at Melcombe Regis, Dorset (GRO ref 1878 Jan-Mar, Weymouth, vol 5a, p 524). (Arabella was 30 years old).

They had seven children between 1879 and 1886.

Johnstone Thomas Stoney died 9 November 1925 at Emell Castle, Nenagh, Tipperary, Ireland and Arabella Louisa Stoney died on 25 March 1930.

The 25 inch Ordnance Survey of 1890, below, shows the Priory still standing in much of its grounds. The footpath that connects the upper part of Strand Hill to Stockton Hill was in place at this time. Stanmore House was served from Stanmore Road.



The later survey of 1933 shows the encroachment of individual houses on Priory Park Road, accessed from Stockton Hill, and the renaming of Stanmore House to High House. Nos 5 and 6 Priory Road appear also, being built after 1925 as they are not shown in the documents that follow. They are served by the steep access road which was in place on the 1890 survey. Eastcliff Road was not yet developed beyond High House and a spur to serve one property.



The later ownership of the Priory may be compiled from local knowledge.

The house was sold again in 1925 and the following pages are drawn from the sale brochure.

DAWLISH, South Devon.

PARTICULARS, PLAN, and CONDITIONS OF SALE

OF THE VALUABLE

Freehold Marine Residential Property

KNOWN AS

“THE PRIORY,”

DAWLISH,

comprising a Substantially Erected and Convenient RESIDENCE,
Standing in its own Grounds of about 1½ Acres, situated in a
Private Road, on High Ground, and commanding Extensive and
Varied Views,

and which will be OFFERED FOR SALE BY AUCTION,

AT THE

ROUGEMONT HOTEL, EXETER,

ON

Friday, September 18th, 1925, at 3 o'clock p.m.

BY

G. B. AVANT & SON

Orders to View and further Particulars from the Auctioneers, 26 Strand, Dawlish;
or from **MESSRS. FORD, HARRIS & FORD,**
Solicitors,
25 Southernhay, EXETER.

“THE PRIORY,” DAWLISH.

*This Valuable Freehold Marine Property is prominently placed
in a Commanding Situation, amidst surroundings of a Charming and
Invigorating Character, in one of the Most Sheltered Positions in the
Town.*

*Open to the Sea and enjoying an extensive and uninterrupted survey of
the Varying and Undulating Country, of the Heights of Haldon, and
also of the Charming Marine Views of the Coast-line, its situation renders
it an Unique and highly desirable Residential Property.*

*The Residence is approached from the Town through a Private Road,
leading to the Main Entrance with a Short Carriage Drive.*

*The House is substantially erected of Stone, in the Gothic style, of com-
manding and pleasing elevation, and is surrounded by its own tastefully
disposed Gardens and Grounds.*

*A Terrace, with Stone Parapet, extends along the Front of the House,
facing South, and to which the principal Reception Rooms communicate
through Large Windows, and forms a delightfully Warm and Sheltered
TERRACE WALK, interspersed with Ornamental Flower Beds, &c.*

*The Exterior of the House is in good state of preservation; the Internal
Fittings are of a superior character. The Staircase is of bold design
and lighted by a Large Stained Glass Window. Electric Light is
installed throughout. Hot and Cold Water from the Town Supply.*

Vacant Possession will be given on completion of purchase.

**The Internal Accommodation
comprises :**

ON THE GROUND FLOOR :

Entrance Porch and Vestibule with Tiled Floor and Ornamental
Tiled Dado.

Lofty Inner Hall, 13ft. long.

A well-appointed Dining Room, 18ft. 6in. by 15ft. 6in., exclusive
of Large Square Bay Window, Facing South, and opening to the Terrace
Walk.

Morning Room, 14ft. 6in. by 14ft. 3in., facing South.

Small Study.

These Reception Rooms are 10ft. high, and are fitted with Ornamental Cornices and
Modern Grates and Mantels.

Two Store Cupboards.

The Domestic Apartments are on the same level, screened from and
communicating to the Main Hall by doorway.

Large and well-lighted Kitchen with Eagle Range and fitted Dresser.

Pantry fitted Cupboards, &c.

Scullery. Larder with Slate Slabs and Shelving.

A Bold and Massive Staircase, with Twisted Column Banisters
and Moulded Handrail of Oak and lighted by a Large Stained and Ornamental
Glass Window, leads to

THE FIRST FLOOR, containing :

Two Principal South Bedrooms, 16ft. 6in. by 15ft. and 15ft. by
14ft. 9in. respectively, with fitted Cupboards.

East Bedroom, 13ft. by 13ft., with Linen Cupboard fitted to Recess.

West Bedroom, 14ft. by 9ft., with fitted Cupboards.


Bath Room with fitted Bath and Lavatory Basin (h. & c.)
W.C. *China Cupboard, &c.*

ON THE UPPER FLOOR are :

Three Servants' Bedrooms.

Store Room.

Linen Cupboard, &c.



The Pleasure Grounds

are of an exceptionally charming character. The Front of the Residence is laid out in Terraces, with Stone Parapets and tastefully planned Flower Beds.

TWO CONSERVATORIES, 40ft. long in all, adjoin the House, heated and equipped with Staging and Shelves, etc.

The gently undulating WALKS AND WINDING PATHS lead to a CROQUET LAWN, easily adapted to a TENNIS COURT, and bordered by Fine Timber Trees and Shrubberies.

Pleasant Sheltered Nooks and Arbours are placed about the Grounds, and there is an Entrance from the Private Road to the Gardens.

The Productive Fruit and Vegetable Gardens

contain a Capital VINERY, 28ft. long, heated from stoke-hole. There are also Forcing Pits, Propagating Frames, Potting Sheds, Tool House, etc.

WATER is laid on to all parts of the Garden, and a Large STORAGE TANK for SOFT WATER conveniently placed underground.

The Stabling and Garage

is contained in a substantially built Stone Building conveniently near the House, with Large Stable Yard and Entrance.

COACH HOUSE OR GARAGE. THREE-STALL STABLE. Harness Room and Lofts over.

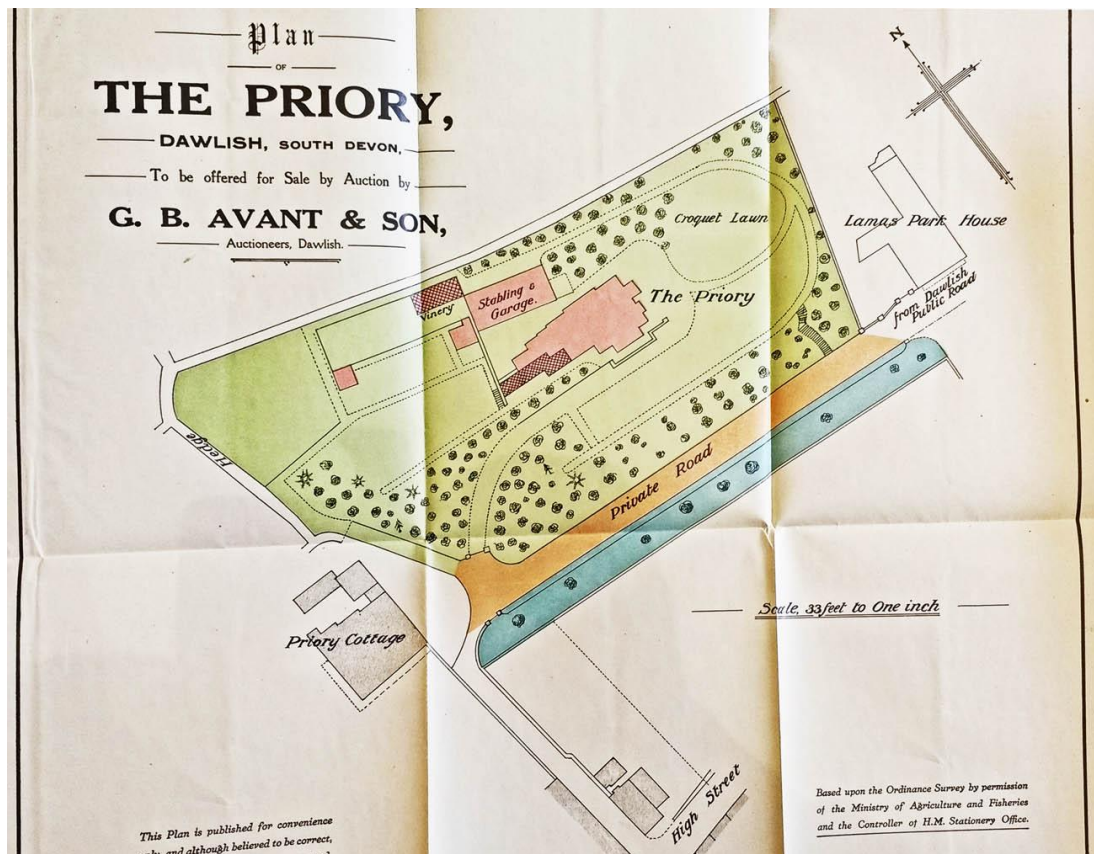
In the Yard is an Outer W.C., Coal House, etc.

On the South Side of the Private Road is another

Vegetable and Kitchen Garden

forming a Protecting Boundary on the South Side of the Property.

The Tithes on the Property are apportioned at 19/10, and the same were discharged last year by a payment of 20/6.



When we bought Postern House in 1999 from Mr Colin Watson, who had it built ca 1988, the Priory was called Priory Haven Residential Home and was owned and run by Barry and Marilyn Page. They had bought it from Mr and Mrs Watson some years previously.

Ca 2004, it closed and was sold to a developer from Ivybridge who, around a year later, sold it on to Mr Butcher from Guernsey. It was he who put in hand the conversion to apartments which involved the complete reconstruction of the kitchen wing into three cottages and the coach-house and stabling became two further cottage units.

These notes were compiled from census data and are not necessarily entirely accurate. There used to be a magazine extract in Dawlish Library reference files which recorded the building of The Priory, but it is not there now (or I have missed it). My memory tells me that it spoke of the building being finished in 1844, but don't quote me to any higher authority.



The photo at left shows The Priory ca 2000 in an earlier paint scheme. You may also notice the stone urns on the corners of the plinth. They disappeared during the conversion to flats and the reconstruction of the kitchen wing to cottages. At this stage the kitchen wing, used as bedrooms, was provided with a conservatory frontage.

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