

Research Document:	East Villa, 48 Eastgate, Cowbridge
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Most of the information was researched and assembled by study groups led by Jeff Alden during the period 1997-2007. The Cowbridge Record Society was established in 1999 to publish books using this research, such as 'Cowbridge Buildings & People' and 'Llanblethian Buildings & People'. The Society later merged with the Cowbridge and District Local History Society and is now 'Cowbridge History Society'.

Future editors are requested to identify changes they may make in accordance with CHS guidelines.

E.M. Alden, January 2018

Source Abbreviations	
GRO	Glamorgan Record Office
LTA	Land tax assessments (GRO)
BR	Burgage rentals (GRO)
Bute	Bute papers (GRO)
	Directories, census, tithe all in GRO
RCAHM	Royal Commission Ancient & Historic Monuments

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Date	East Villa, 48 Eastgate, Cowbridge	Source
	<p><i>Grade II listed – a well preserved early 19th century house.</i></p> <p><i>Eighteenth to early 19th century façade to probably earlier core. Two storey house with cellar. Joint-lined stuccoed two bay front elevation with plinth; slate gabled roof with yellow stock brick stack to north west above very wide external chimney breast with roughcast cladding against north west gable wall. Tall sash windows; three panes wide, two above and one to right hand below. To left of left hand first floor window, semi-circular doorway with moulded architrave, open pediment with modillions on pilasters, panelled reveals and five panelled door with three panels above and two below and fanlight with tracery. Front garden enclosed by dwarf stone wall with 19th century iron railings missing except at right hand end (since restored).</i></p> <p><i>North-west rear wing.</i></p>	RCAHM
1773	Owned by Jane Vallance, widow, 5/-; occupied by late Mrs Jones (window tax 3/-)	LTA
1773	(50 Eastgate – Mrs Collins, wash house now a stable)	
1783	Mr Blackwell owned; Mrs Vallance occupied, one and a half burgages	Burgage rents, Bute 66
1784	Thomas Blackwell owned; Jane Vallance, widow, occupied, 6s.8d (Nos. 46 and 48 combined)	LTA
1788	Thomas Blackwell owned; Edward Savours occupied, 6s.8d. (taxed with No. 46 but in separate occupation)	LTA
1793 & 1796	John Blackwell owned (Thos. Blackwell in 1796); Miss Savours occupied, 6s.8d.	LTA
1799	Mr Miles owned; Mrs Jones occupied, 6s.8d.	LTA
1805-16	Mr Miles owned; John Thomas and Mrs Savours occupied, one and a half burgages	BR 66
1808	Feoffment, John Miles to Margaret Williams	Deeds
1816	Will of Margaret Williams	Deeds
1819	Mortgage and lease, Llewellyn James and wife Margaret to Thomas Williams	Deeds
9.10.1819	<p>Auction (John Aubrey) at the Bear Inn, 2/11/1819</p> <p>Freehold dwelling house with garden, barn, stable, granary, etc, together with large court and yard in the Eastern village of Cowbridge - the above premises admirably calculated for building a good house, the present buildings consisting of valuable old seasoned oak and other materials</p> <p>Apply T Llewellyn Williams, solicitor, Cowbridge</p>	<i>Cambrian</i>
1824	Lease (Elias Bassett) to William James	Deeds

Date	East Villa, 48 Eastgate, Cowbridge	Source
1830	Owned by Llewellyn James; occupied by William James - house and garden, 3s.4d. (taxed separately from No. 46)	LTA
1842	Conveyance, Daniel Richards and wife Elizabeth and Daniel Jenkins and wife Lydia to James Taylor	Deeds
1843	Owned by James Taylor; occupied by William James, house and garden	Tithe 130
	<i>(James Taylor owned and occupied Cowbridge town mill in the Llanblethian tithe of 1840)</i>	
1851	James Taylor, 58, landed proprietor and fund holder, with wife Sarah and a servant, Mary Bevan	Census 159
1861	Charlotte Edmondson, 47, funded proprietor, with sister Louisa and a servant, Ann Jenkins	Census 218
1865	The Misses Edmondson, east end <i>(they were sisters of the Rev. Thomas Edmondson)</i>	Webster's directory
1871	Phoebe James, cook	Census 232
1871	Death of James Taylor (also in 1871, succession accounts of Maria Rhys deceased and Gwenllian Robinson deceased, nieces of James Taylor)	Deeds
1881	Charlotte Edmondson, 67, annuitant, with Phoebe James, housekeeper	Census 116
1886, Sept.	Death of Louisa Edmondson	Holy Cross memorials
1887, 12 July	Death of Charlotte Edmondson	Holy Cross memorials
1884	Conveyance, Maria Rees and WA Robinson (grand-nieces of James Taylor) to Ven. Archdeacon Edmondson	Deeds
1891	Joshua Jones, 39, commercial traveller in boots and shoes, with his wife Clara, two daughters, Agnes & Geraldine, two sons, Sydney & Joshua, and a servant, Alice Brown	Census 105
1900, November 8th.	'Drove to Aunt's house, meeting Alfred James there. Ordered chimney stack to be re-built with pot, and small repairs'	FW Edmondson's diary
1906	Miss Williams <i>(FW Edmondson's diary, for May 1894, refers to the new tenant there – Fanny Williams. Told S Gibson to get what is necessary done)</i>	Trade directory
1910	Miss Williams	Kelly's directory
1911, December 26th.	Frances Williams died	
1914	Property sold by the Ven. Frederic Edmondson of Nolton Court, Bridgend to Misses BE and M Williams	Deeds
1947	Bertha and Margaret Williams	Register of electors

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1960s	Peter and Sian Cobb and their three young children (<i>he was Geography and boarding master at the Grammar School until his marriage – author of ‘At Cowbridge Grammar School 1949-66</i>)	
1973-93	Offices of Louis C Fisher Ltd. (<i>builder and property developer – of the Verlands estate, for example</i>)	Deeds
2014	Has now been a private house for some years.	
	Notes on the Vallance family :	
1773 7.6.1750	Jane was probably the mother of ‘Miss Valence, the ‘beauty of Wales’ mentioned in the entry for 21.6.1762 in the Diary of William Thomas. (She had been wooed by a Miles Llewelin, whose death was recorded). John Vallance, mercer, died intestate; inventory exhibited by Jane Vallance, his widow, suggests that he was a wealthy man. (Shop goods valued at £1093, furniture etc at £72, debts at £295).	