

Beoley

Rosecroft

Alcester Road

B48 7HX

Beoley

BDC ID BEO001

Description / Summary

A small 19th century cottage comprising two sections; the rear with a gable to the side; and the front section with a gable facing the road. Brick beneath a shallow pitched roof. Original vernacular windows to front elevation. HER suggest it was a nail makers cottage, however it lacks the distinctive single storey workshop projection. It could have been two back to backs

Age, Authenticity and Rarity

A little workers cottage or possibly cottages, clearly on the 1st Edition of the OS map, where it appears to be two, back to back cottages. It would also appear to be on the 1840 Tithe Map. It is unaltered, although would now appear to be one dwelling

Architectural Interest

Surviving example of a modest early 19th century brick dwelling

Historic Interest

The HER refers to it being a nailmakers cottage, although the form is slightly different to that seen in other parts of the district. It's also an unusual location. However it is a rare survival of an unaltered and unextended workers cottage or pair of cottages.

Townscape/Villagescape/Landscape Inter

Stands out being located close to the road in an area which is architecturally undistinguished

Arrowdale & Holt End Farm

Beoley Lane

B98 9AN

Beoley

BDC ID BEO003

Description / Summary

16th century origins. Former farmhouse to Barkers Farm, now converted to two dwellings: Arrowdale and Holt End Farm. The building house Beoley's 1st Post Office until 1919. Two parallel ranges with gable ends to road. Western range slightly set back. Weather square timber-framing with brick infill and plain tiled roof. Two storeys with 3 brick chimneys. Part of partially extant farmstead, positioned side on to the yard. Housed Beoley's 1st Post Office until 1919. The building was formerly Grade III listed but delisted in 1986. (Previously known as Barkers Cottages). Buildings shown on 1843 Tithe Map

Age, Authenticity and Rarity

16th century origins, with 20th century additions and alterations

Architectural Interest

Good surviving example of a rural vernacular timber framed building building, illustrating the craftsmanship of the time.

Historic Interest

Illustrates the agricultural history of Holt End and was the home of Beoley's first post office until 1919

Townscape/Villagescape/Landscape Inter

Central location within the village of Holt End and has a strong street presence. Group value with neighbouring former agricultural buildings which formed Barkers Farm

Beoley Village Hall

Beoley Lane

B98 9AN

Beoley

BDC ID BEO004

Description / Summary

1905 by WF Edwards. Built as a Reading Room funded by Andrew Carnegie. Red brick with slate pitched roof, extended in 1933, 1959 and 1988. Requisitioned in November 1939 as a first aid point and as the Platoon Headquarters for the Beoley (No.2) Platoon of A Company, 9th Worcestershire's (Redditch) BU Home Guard. Roll of honour wall with 66 names from WWI. Now used as Beoley village hall.

Age, Authenticity and Rarity

A rare example of an Andrew Carnegie library within the district. The building however, has been extended and altered a number of times.

Architectural Interest

A modest, simple structure designed in a sub arts and crafts style

Historic Interest

Historic interest as a Carnegie funded library and use of the building during WWI as a first aid point and Platoon Headquarters. Roll of honour attached to building

Townscape/Villagescape/Landscape Inter

Building of local social importance due to its use as a public building. It is a landmark at the western entry point to the village.

Beoley First School & Woodland House Day

Beoley Lane

B98 9AN

Beoley

BDC ID BEO005

Description / Summary

1876 by architect John Cotton. Brick in English bond with raised and flush blue brick string courses. Roof of plain clay tile with strap pilaster decoration to chimney. School now extended to the east. Former Headmasters House, now a day nursery, adjoined to the west. Original gate piers remain. Modern windows and modern extension to east. Building shown on 1883 OS map. Located within the Beoley Conservation Area.

Age, Authenticity and Rarity

The school was constructed in 1876 at a time when many Board schools were constructed following the 1870 Education Act. Despite the unsympathetic modern windows and later extensions the original building is still clearly legible.

Architectural Interest

John Cotton was a locally important architect of the 19th Century based in Bromsgrove. This is a good example of one of his schools with many decorative features

Historic Interest

A post 1870 Education Act Board School, illustrating an important era in educational and social history.

Townscape/Villagescape/Landscape Inter

Building of local social importance due to its use as a public building. Landmark building at entrance to Beoley Conservation Area

Madeley Green

Billesley Lane

B48 7HE

Beoley

BDC ID BEO006

Description / Summary

Part timber-framed 17th century 1 ½ storey cottage, now infilled with brick, with later 2 storey and single storey additions. Original timber frame element has 2 plain brick chimneys to gable ends. Red clay tile roof with 2no pitched dormer to earlier wing. Carpenter's mark of 1761 engraved into internal beam. Extant internal features include timber framing and inglenook fireplace. 1855 Billings Directory of Worcestershire list resident as a farmer. Building shown on 1834 Tithe Map. Formerly Grade III listed

Age, Authenticity and Rarity

Late 17th century and visible on the 1834 Tithe Map. Rare survival of unlisted building of this age. Building has been extended over time.

Architectural Interest

Good surviving example of timber framed building, with internal features, albeit with later additions, illustrating the craftsmanship of the time

Historic Interest

A good example of what was originally a modest agricultural dwelling dating from the 17th century. It provides evidence of the living conditions from this period as well as the nature of many modest farmsteads from the 17th century and well into the 19th century.

Townscape/Villagescape/Landscape Inter

The property is set back from the road behind extensive hedges and so has little street presence. It does however illustrate the isolated nature of many of these small, early farmsteads,

Billesley Farm & Billesley Farm Cottage

Billesley Lane

B48 7HF

Beoley

BDC ID BEO007

Description / Summary

Farmhouse including adjacent detached cottage and adjacent unconverted L shaped barn. The farmhouse has a T-shaped plan and is 1 ½ storey (one storey with attic) to the east/west range and 2 storey to the north/south range. Timber framed with infilled brick panels to west elevation. East/west range and gable end to north/south range constructed of brick, now rendered. Clay tile roof with gabled dormer windows. Brick, now rendered construction with clay tile roof. Later lean to single storey element to principal gable. uPVC windows. Main chimney stack has three star shaped shafts; later rectangular chimney to rear. Brick built detached barn with clay tiles located to west of farmhouse. Shown on 1843 Tithe map.

Age, Authenticity and Rarity

Late 17th century and visible on the 1834 Tithe Map. Rare survival of unlisted building of this age. Building has been extended over time.

Architectural Interest

Good surviving example of timber framed building, with internal features, albeit with later additions, illustrating the craftsmanship of the time

Historic Interest

The small farmstead has some architectural interest, but, in their form, configuration, interrelationship and character, the buildings also offer important evidential value, which allows an understanding not only of the form and function of historic farm complexes, but also evidential value for the character and history of the parish, and its isolated hamlets.

Townscape/Villagescape/Landscape Inter

Located close to the road and therefore a prominent feature in the rural streetscene. Illustrates the isolated nature of the areas early farmsteads.

Longfield

Bleachfield Lane

B98 9AX

Beoley

BDC ID BEO008

Description / Summary

17th century detached cottage. Timber-frame with painted brick infill panels. Painted brick 20th century cross gabled extension to south and 20th century single storey extension with catslide roof to east (rear) with dentiled eaves with clay tile roof. Modern lean to porch to front elevation. Modern casement windows. Shown on 1834 Tithe Map. Located within the Beoley Conservation Area.

Age, Authenticity and Rarity

Building dates to 17th century and visible on the 1834 Tithe Map. Building has been extended over time, but the original structure is clearly legible.

Architectural Interest

Good surviving example of timber framed building illustrating the craftsmanship of the time.

Historic Interest

Illustrates the early development of the settlement at Holt End, and the history of Beoley

Townscape/Villagescape/Landscape Inter

Forms a prominent feature at the eastern end of the Conservation Area

Carpenters Hill House

Carpenters Hill

B98 9BS

Beoley

BDC ID BEO009

Description / Summary

Timber framed with painted brick infill, painted brick additions and plain tiled roofs of varied form in U-plan: original part to north extended in C20th to south around small west courtyard. Two storeys. Hardwood casements with leaded lights. Vernacular revival style. Main entrance to east adjacent to tall stair window. Former gamekeeper's cottage to Beoley Hall. Later additions in 1938 and 1965 of high standard of design and build and are a sympathetic and successful reinterpretation of traditional form and detail in the Arts and Crafts manner.

Age, Authenticity and Rarity

A cottage clearly shown on the 1884 1st edition of the OS map, but also on the 1840 Tithe Map. Timber framed. Although it has been extended a significant proportion of the historic building is still apparent

Architectural Interest

A distinctive example of timber framed construction, illustrating the craftsmanship of the time, but with considered later additions in an arts and crafts style

Historic Interest

Illustrates the isolated nature of the farmsteads in the parish in the 17th to 19th centuries.

Townscape/Villagescape/Landscape Inter

Hawthorn Cottage

Chapel Lane

B98 9FH

Beoley

BDC ID BEO010

Description / Summary

Vernacular 17th century timber framed cottage now with painted white brick infill. Plain clay tile roof. 1 ½ storey with dormers to front elevation. Modern white rendered porch to front elevation. Building shown on 1834 Tithe map.

Age, Authenticity and Rarity

A cottage clearly shown on the 1840 Tithe Map. A modest timber framed cottage. Although there are extensions, a significant proportion of the historic building is still legible

Architectural Interest

A good example of a modest timber framed cottage, illustrating the craftsmanship of the time.

Historic Interest

Illustrates the early development of this settlement

Townscape/Villagescape/Landscape Inter

Being located close to the road the property forms a prominent feature in the streetscene

Uplow Cottage & The Cottage

Holt Hill

B98 9AT

Beoley

BDC ID BEO011

Description / Summary

Pair of semi-detached cottages. Original core timber framed with brickwork infill panels, later additions rendered brickwork. Formerly known as Mellow Cottage. Shown on 1834 Tithe Map. Located within Beoley Conservation Area

Age, Authenticity and Rarity

A pair of late 17th century cottages shown on the 1834 Tithe Map, partly timber framed

Architectural Interest

Example of modest partly timber framed cottages

Historic Interest

They illustrate the early development of the settlement

Townscape/Villagescape/Landscape Inter

Located set back from the road but clearly visible, making a positive contribution to the streetscene and the Conservation Area

The Village Inn

Holt Hill

B98 9AT

Beoley

BDC ID BEO012

Description / Summary

Detached brick, now rendered, public house with three ranges of various heights. Slate roof with exposed brick chimneys. Bay windows and timber sashes to the front elevation and mid-20th century timber casements to other elevations. Stone cills and decorative lintels. Modern 20th century porch to front elevation with flat roof extension to rear. Front chimney stack to south-west range lost. Shown on 1834 Tithe Map

Age, Authenticity and Rarity

Early 19th century property, has been in use as a public at least since the 1st Edition of the O/S in 1883

Architectural Interest

Historic Interest

The building is an important element in the social history of the settlement

Townscape/Villagescape/Landscape Inter

The building is located on a prominent corner on the main road through the settlement of Holt End, and is a focal point in the village.

Old Forge Cottage

Icknield street

B98 9AP

Beoley

BDC ID BEO013

Description / Summary

Former forge and cottage, with later additions and alterations. Now divided into two dwellings. Partly timber-framed with rendered infill and with rendered and brick additions. Plain tiled roof with ridge and end stacks. 4 bays. Single storey and attic. Collar and tie-beam truss exposed at north end. Replacement leaded casements. Significant proportion of the historic building, including timber framing is still apparent

Age, Authenticity and Rarity

A pair of cottages clearly shown on the 1884 1st Edition of the OS Map and the 1840 Tithe Map, although likely to date back to the 17th century. A good example of timber framed cottages with a significant amount of surviving fabric.

Architectural Interest

A vernacular, timber framed pair of cottages, dating back , in part, to the 17th century

Historic Interest

The building is recorded as the smithy on the 1884 OS map and it is located immediately to the north of the walled garden at Beoley Hall. It is possible that this building may have been a service building to the Hall

Townscape/Villagescape/Landscape Inter

Walled Garden at Brook Farm (Former Walled Garden to Beoley Hall

Icknield street

B98 9AL

Beoley

BDC ID BEO014

Description / Summary

Walled garden, former kitchen garden to Beoley Hall. Orange brick in garden wall bond with chamfered plinth, buttressing and blue brick ridged coping. Gateway in south elevation has pointed archway and ornate wrought iron gate. Gateway in south west elevation timber panelled double doors. Now forms part of Brook Farm. Visible on 1840 Tithe Map

Age, Authenticity and Rarity

An early 19th century element of the formal gardens at Beoley Hall. A rare survival of a 19th century walled garden structure.

Architectural Interest

A substantial structure, constructed of local materials.

Historic Interest

A rare survival in the District of a walled Garden associated with Beoley Hall, who owned a significant amount of the surrounding area during the 19th Century.

Townscape/Villagescape/Landscape Inter

Parts of the walled garden are visible from Icknield Street, and the form a prominent feature on this road.

Lilley Green Hall

Lilley Green Road

B48 7HA

Beoley

BDC ID BEO015

Description / Summary

Large early 19th century detached, two storey house. Stuccoed and castellated west (front) elevation frontage with garlands below the cornice. Symmetrical of 5 bays to the west front with wider central bay with battlemented porch with Ionic columns in antis. Modern late 20th century extension to north elevation with garage at ground floor. Upvc windows

Age, Authenticity and Rarity

House dated by the recent Pevsner to around 1837. Although it has been altered and extended, it still retains some of its original character, especially the front elevation despite the upvc windows

Architectural Interest

A distinctive and imposing building which takes full advantage of its elevated setting. Its main façade retains much of its original form and character despite recent alterations

Historic Interest

Townscape/Villagescape/Landscape Inter

Old Farm (including barn to north of farmhouse)

Old Lane

B48 7EY

Beoley

BDC ID BEO016

Description / Summary

An extant 19th century farmstead, although the farmhouse is clearly older having a substantial timber framed element. The north east wing of the courtyard appears to have been rebuilt but the remaining buildings around the farmyard appear to be original. Substantial timber-framed building, much altered but frame appears largely intact from external inspection. Farm buildings still in agricultural use and little altered. Threshing barn to north of farmhouse.

Age, Authenticity and Rarity

The farmhouse is likely to be late 17th century comprising a largely timber framed structure with brick infill panels. Despite later extensions the original form is still legible. It sits within an extant 19th century farmstead

Architectural Interest

A good example of a modest timber framed cottage, illustrating the craftsmanship of the time, with some later additions

Historic Interest

A good example of a smaller 19th century farmstead, but with a much older farmhouse, which illustrates agricultural practices of the time. The buildings provide information, which allows an understanding not only of the form and function of historic farm complexes, and their place in our rural social history, but also evidential value for the character and history of the parish, and its isolated hamlets

Townscape/Villagescape/Landscape Inter

The farmstead sits in an isolated location reached via a narrow lane from Lilley Green Road. There are PROWs leading off to the south west and north east, which were probably more substantial tracks in earlier centuries. This is a surviving rare example of an isolated farmstead still in use, which was typical of this part of the District.

Hob Hill Farm (including The Coach House and The Barn)

Seafeld Lane

B48 7HL

Beoley

BDC ID BEO017

Description / Summary

Substantial Victorian vernacular farmhouse with projecting gables to east, brick beneath pitched clay tile roofs. Range of farm buildings to north, in brick beneath pitched clay tile roofs. All converted to residential but original farmstead layout is still legible. Extant Victorian farmstead with converted buildings in a regular courtyard of L-Plan. Brick built farmhouse beneath pitched clay tile roof and is attached to the former agricultural range with blue brick course and polychromatic brick headers. Former Coach House and The Barn to the south now converted to residential, but regular courtyard L-plan still legible. Visible on 1840 Tithe Map.

Age, Authenticity and Rarity

A 19th century farmstead, with a regular courtyard of L plan with a farmhouse attached to the south. The farm buildings are relatively intact. However the farm buildings have been converted to residential units and farmhouse significantly modernised

Architectural Interest

This is a good example of an 19th century farmstead typical of this part of the District. It is largely intact although the farm buildings have been converted to residential use. The barns probably more interesting than the farmhouse which has been extended

Historic Interest

The buildings provide information, which allows an understanding not only of the form and function of historic farm complexes, and their place in our rural social history, but also evidential value for the character and history of the parish, and its isolated hamlets.

Townscape/Villagescape/Landscape Inter

It forms an attractive group with the neighbouring farmstead, Newlands Farm, located across the lane. This settlement pattern of isolated farmsteads and hamlets of two or three dwellings and farm buildings is typical of the character of the area.

Newlands

Seafield Lane

B48 7HJ

Beoley

BDC ID BEO018

Description / Summary

Victorian arts and crafts detached farmhouse of 1872, remodelled in 1895 and in 1920. Brick built with scalloped tile hanging to 1st floor. Pitched plain clay tile roof with hipped gable to right hand side and projecting first floor supported on decorative timber corbels,. Walled garden to rear with cast iron gate piers. Extant internal features include original oak staircase and hand carved headboard to the master bedroom. Extensive range of 19th century brick farm buildings, now converted to residential. Part of farmstead visible on 1840 Tithe Map. Farmhouse visible on 1883 OS Map.

Age, Authenticity and Rarity

19th century farmstead clearly shown on the 1st Edition of the 1884 OS Map and partly on the 1840 Tithe Map. There has been some loss of buildings but the farmstead is relatively intact. The farm buildings have been converted to residential. The farmhouse comprises a large 19th century house, with a relatively unaltered exterior.

Architectural Interest

The late 19th farmhouse is a fine piece of arts and crafts influenced architecture, with prominent chimneys, tile hanging and original joinery. Although the farm buildings have been converted to residential, the farmstead is still largely intact, their original form is still clearly legible

Historic Interest

The farmhouse which is late 19th century building, is quite grand indicating that this was probably a wealthy farm at this time. The farmstead as a whole is a good example of the isolated farmsteads which were found throughout the parish, which has survived relatively intact, and illustrate 19th century agricultural working practices.

Townscape/Villagescape/Landscape Inter

It forms an attractive group with the neighbouring farmstead, Hob Hill, located across the lane. This settlement pattern of isolated farmsteads and hamlets of two or three dwellings and farm buildings is typical of the character of the area.

Wren's Nest

Wapping Lane

B98 9ER

Beoley

BDC ID BEO020

Description / Summary

House probably 17th century, altered and extended late 20th century. Timber-framed with brick infill, slate roof. Two-bay range with large C20th addition at west end. Modern timber casements. The 1st Edition of the OS suggests it was part of a farmstead, and it is assumed that the neighbouring Mount Pleasant was the farmhouse

Age, Authenticity and Rarity

17th century cottage clearly shown on the 1st Edition of the OS, as well as the 1840 Tithe Map. It is likely to have been a barn to the adjacent Mont Pleasant, the 17th century timber framed house to the east.

Architectural Interest

Good surviving example of timber framed building. Some substantial timbers in wall-frames survive although roof structure has probably been replaced. An interesting survival that has some group value with the adjacent listed building.

Historic Interest

Taken with Mount Pleasant the farmstead as a whole is a good example of the isolated farmsteads which were found throughout the parish, which has survived relatively intact, and illustrate 17th to 19th century working practices 19th century agricultural working practices.

Townscape/Villagescape/Landscape Inter

Occupies a prominent position in the streetscene due to its road side location, and adjacent to the Grade II listed Mount Pleasant farmhouse