

Beoley

Rosecroft

Alcester Road

B48 7HX

Beoley

BDC ID BEO001

Description / Summary

A small C19th century cottage constructed in red brick raised from a T-planform with late twentieth century extension to the side. Brick beneath a shallow pitched roof. Original vernacular casement 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 small mid- to late C19th workers cottage or possibly pair of cottages, clearly on the 1st Edition 1884 OS map, where it appears to be two, back-to-back cottages. It is unaltered save for being extended to the side, although would now appear to be one dwelling.

Architectural Interest

Surviving example of a modest mid to late C19th 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 workers cottage or pair of cottages.

Townscape/Villagescape/Landscape Interest

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

C16th century origins, timber-framed with square framing and brick nogging. Former farmhouse to Barkers Farm, now converted to two dwellings: Arrowdale and Holt End Farm. The building housed Beoley's first 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. 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

C16th origins, with 20th century additions and alterations. Timber-framing with largely modern brick infill panels.

Architectural Interest

Good surviving example of a rural vernacular timber-framed 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 Interest

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 & 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 Interest

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, beneath a plain clay tile roof. 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 C19th 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 Interest

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 C17th 1 storey cottage with attic, now infilled with brick, with later two-storey and single storey additions. Original timber-frame element has 2 plain brick chimneys to gable ends. Red clay tile roof with 2 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 C17th 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 C17th. It provides evidence of the living conditions from this period as well as the nature of many modest farmsteads from the C17th and well into the C19th.

Townscape/Villagescape/Landscape Interest

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, originally an outbuilding, and adjacent unconverted L-shaped barn. The farmhouse has a T-shaped plan and is single storey with attic to the east/west range and two-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 C17th 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 Interest

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

C17th detached cottage. Timber-frame with painted brick infill panels. Painted brick C20th cross-gabled extension to south and C20th 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 C17th 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 Interest

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 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 & Crafts style.

Historic Interest

Illustrates the isolated nature of the farmsteads in the parish in the C17th to C19th.

Townscape/Villagescape/Landscape Interest

Hawthorn Cottage

Chapel Lane

B98 9FH

Beoley

BDC ID BEO010

Description / Summary

Vernacular C17th timber-framed cottage now with painted white brick infill. Plain clay tile roof. Single storey with attic with dormers to front elevation. Modern white rendered porch to front elevation. Building shown on 1834 Tithe map.

Age, Authenticity and Rarity

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

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 Interest

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 C17th 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 Interest

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-C20th timber casements to other elevations. Stone cills and decorative lintels. Modern C20th 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 C19th property, has been in use as a public house at least since the 1st Edition of the OS in 1883.

Architectural Interest

Historic Interest

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

Townscape/Villagescape/Landscape Interest

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 1840 Tithe map and the 1884 1st Edition OS Map, although likely to date back to the C17th. 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 C17th.

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 Interest

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 C19th element of the formal gardens at Beoley Hall. A rare survival of a C19th 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 C19th.

Townscape/Villagescape/Landscape Interest

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

Lilley Green Hall

Lilley Green Road

B48 7HA

Beoley

BDC ID BEO015

Description / Summary

Large early C19th 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 C20th 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 Interest

Old Farm (including barn to north of farmhouse)

Old Lane

B48 7EY

Beoley

BDC ID BEO016

Description / Summary

An extant C19th 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 C17th comprising a largely timber-framed structure with brick infill panels. Despite later extensions the original form is still legible. It sits within an extant C19th 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 C19th 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 Interest

The farmstead sits in an isolated location reached via a narrow lane from Lilley Green Road. There are public footpaths 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)

Seafield Lane

B48 7HL

Beoley

BDC ID BEO017

Description / Summary

Substantial Victorian vernacular farmhouse with projecting gables to east, brick beneath pitched clay tile roofs. Detailing includes courses of blue brick and polychromatic blue headers. Range of farm buildings to north, in brick beneath pitched clay tile roofs. Extant Victorian farmstead with converted buildings in a regular courtyard of L-plan form, although the original layout is still legible. Visible on 1840 Tithe Map. A range of modern racing stables are located to the south west of the farmhouse.

Age, Authenticity and Rarity

A C19th farmstead, with a regular L plan courtyard 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 C19th farmstead typical of this part of the District. It is largely intact although the farm buildings have been converted to residential use and the farmhouse 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 Interest

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

Seafeld Lane

B48 7HJ

Beoley

BDC ID BEO018

Description / Summary

Victorian Arts & Crafts inspired detached farmhouse of 1872, remodelled in 1895, 1920 and the early 2020s. Brick-built with scalloped tile hanging to first 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. Extensive range of C19th 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

C19th farmstead clearly shown on the 1st Edition 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 C19th house, of an unusual design for the district.

Architectural Interest

The late C19th farmhouse is a fine piece of Arts & Crafts influenced architecture, with prominent chimneys, tile hanging and some 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 a late C19th 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 C19th agricultural working practices.

Townscape/Villagescape/Landscape Interest

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 C17th altered and extended late C20th . Timber-framed with brick infill, slate roof. Two-bay range with large C20th addition at west end. Modern timber casements. The 1st Edition 1889 OS suggests it was part of a farmstead, with the neighbouring Grade II listed Mount Pleasant being the farmhouse.

Age, Authenticity and Rarity

C17th 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 Mount Pleasant, the Grade II C17th timber-framed house to the east.

Architectural Interest

Good surviving example of timber-framed building. Some substantial timbers in wall-frame 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 C17th to C19th working practices agricultural working practices.

Townscape/Villagescape/Landscape Interest

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