



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

**Bilstone Conservation Area Appraisal and Management  
Plan**

**Photographic Record**

**October 2012**



Bilstone's northern entrance defined by hedgerows and verges.



The large Dutch Barn at Deans Farm is a prominent feature that adds to the rural charm of Bilstone. Unfortunately, the fencing is out of character and consideration should be given to replacing it with traditional fencing such as a post and rail agricultural fence and hedging.



This quaint outbuilding to the rear of Drove House is spoilt with the use of a non-traditional roofing material.



Rear of Drove House showing rear service buildings that once contained pigsties; coal houses and earth closets.



Drove House is a fine dwelling sited on a sharp bend northwards.



Drove House is fenced by pleasant agricultural fencing which adds to the rural charm of the village. The property, that once comprised five small agricultural brick & tile dwellings, has now been converted into one dwelling. Unfortunately, this has resulted in the loss of the original door openings.



Dean's Farm on Main Road is a large imposing brick & tile farmhouse with prominent chimney stacks sited close to farm related outbuildings. The property has been extended on several occasions since it was first built.



Dean's Farm looking south westwards showing its prominent corbelled gable ends and Georgian style windows



Ronaldsway House terminates views looking south along Main Road. The property has been extended in the past with, unfortunately, the bricks on its front elevation painted brown. The extension on the end of the property built with common bricks has a double garage door which is out of scale and character with this vernacular property.



Brick and tile out-buildings situated to the rear of Ronaldsway and 25/27 Main Road adds significantly to the character of Bilstone. The out-buildings once comprised coal houses, wood sheds, pigsties, a privy & pump.



The gable end of 25 Main Road sited at a bend in the carriageway is an imposing feature.



The diamond pattern and plain brick pavers which form two different ground treatments used at 25 Main Road enhance the rural character of Bilstone.



The rear extension to 27 Main Road is acceptable being in scale and character with the main property using traditional materials.



The trees & shrubs in the front gardens at 25/27 Main Road help soften the street scene. 25 Main Road is fenced with agricultural fencing along its front boundary.





25 Main Road has a delightful brick pediment feature on its front elevation. The property was once used as a chapel until 1805.



View looking towards Dean's Farm. The mature trees add considerably to the charm of this street scene.



View looking down Mill Lane from Main Road. The Lane is a narrow graveled track that runs to Bilstone Mill. The pavement running along the carriageway tends to urbanize the street scene and their further construction should be resisted.



The boundary wall running down Mill Lane is of unusual construction adding interest along the lane.



This double garage on Mill Lane is acceptable in design terms with the use of two timber doors rather than one single up and over door.



The Old Barn residence provides a pleasant entry into Mill Lane.



This quaint out building at The Old Barn residence adds considerably to the rural character of the village. Every effort should be taken to keep these important small outbuildings buildings.



The northern elevation of The Old Barn has a roof gable which is characteristic of principal buildings in the village. Hipped roofs are restricted to small outbuildings.



Mill House & Bilstone Corn Mill. The watermill is built on 3 floors and before it closed was converted into a dwelling in 1962. The ground floor was the corn store and an adjoining wheel house; the first floor was the grinding floor and the second floor fitted with garner. The adjoining Mill House was relatively large with 4 bedrooms.



Picturesque view of the Mill House & Bilstone Corn Mill over-looking the Mill Pond.



Long view of the prominent Dutch Barn at Dean's Farm taken from across the Mill Pond.



The sluice-gate on the River Sence adjacent Bilstone Watermill is of considerable interest to ramblers using the field footpath to Congestone.



The rear elevation of Bilstone Watermill with the River Sence in the foreground. It is unfortunate that loose irregular slabs have been used to form the edge of the mill race.



The avenue of recently planted trees helps define the footpath link across the fields to Congerstone.



The rear elevation of Mill Wheel Lodge, one of two modern properties built in Bilstone. Built with modern materials and design, such dwellings stand out, being suburban in appearance.



30 Main Road was originally two cottages although at the turn of the 20<sup>th</sup> century, one was used as a police station. The property has been substantially renovated and unusually is the only eyebrow dormer building in the village as eyebrow windows are a feature of Gopsall estate villages. The boundary wall has been re-built using traditional saddleback copings





The Smithy was formerly a barn with granaries above that until recently was used as a piggery before being converted into a dwelling. The street light on the green needs to be replaced with a heritage street light.



A lifting beam on the street elevation of The Smithy helps to highlight the use of the premise's first floor as a granary.



This building sited to the rear of The Smithy was formerly a blacksmith's workshop. Until recently it was used as a poultry house but has now been converted into a games room. Such small outbuildings buildings are important to the historic fabric of the settlement.



Although green initiatives should be encouraged, new technology doesn't always sit comfortably in conservation areas, as the photograph shows. The use of solar panels and wind turbines should be sited in less prominent places out of the public domain.



Traditional brick walls with saddleback copings are a common feature throughout Bilstone that enhance the rural character of the village. Every effort should be given to retaining and re-instating these important features.



27 Main Road is an attractive dwelling sited in a mature front garden



28/29 Main Road originally comprised a terrace of three brick and tiled cottages with V brick lintols over the ground floor windows. It has since been converted into two dwellings.



The modern brick wall and gates at 28 Main Road are suburban in character and do little to enhance the rural character of Bilstone.



This double garage at 29 Main Road is acceptable with 2 timber doors although it would have been preferable if the roof lights were confined to the rear elevation only.



The attractive view of Bilstone,s village green when entering the settlement from the south.



The K6 red telephone box was designed in 1935 by Sir Giles Gilbert Scott to commemorate King George V's Silver Jubilee. The telephone box and post box below add significantly to the greens character.





View looking westwards up Twycross Road highlighting Bilstone's rural character with its grass verges, hedges and trees.



The Gables is a large modern detached property fronting Twycross Road. Unfortunately, the dwelling is of sub-urban design and therefore in the wrong setting. Any new dwellings in Bilstone should follow traditional guidelines of a rural village.



Bilstone Hill Farmhouse is a large imposing early C19 Grade 2 Listed Building built in red brick with a plain tiled roof and end chimney stacks. The 2 storey property has twin end gables and gable-lit attic. The side garden is enclosed by a high traditional brick wall.



Bilstone Hill Farmhouse showing its regular 3-window frontage and central paneled door and fanlight.





Bilstone Hill Farmhouse with its prominent twin gables, is an imposing property sited at Bilstone's western entrance.



This quaint derelict half hipped building is sited in a large paddock to the west of Main Road. Such buildings add significantly to the village's rural character and their loss should be avoided.



One of the large imposing buildings sited at the former Bilstone Hill Farm complex. The Farmstead has a number of fine traditional buildings, however, several are in need of urgent restoration.



The northern elevation of the large barn sited at the former Bilstone Hill Farm.



This large imposing Dutch Barn is an excellent prominent feature sited on the Bilstone Hill Farm complex, unfortunately, it is in need of some repairs.



One of the open cart sheds at Bilstone Hill Farm



The former Bilstone Hill Farm buildings on Twycross Road and wide highway verges help to enhance the rural character of Bilstone.



Entrance into the former Bilstone Hill Farm complex accessed from Twycross Road.



Unfortunately, the boundary wall running along Twycross Road, fronting the former Bilstone Hill Farmstead, has been repaired unsympathetically using a modern brick coping instead of traditional saddleback copings.



The attractive entrance into Bilstone looking eastwards along Twycross Road highlights the settlement's rural character.



This small length of agricultural fencing, side gate and metal coping is a delightful feature at Dean's Farm.



Similarly, the two large side gates at Dean's Farm help to enhance the rural character of the village



There is uncertainty as to whether the water feature sited in the field to the south of the proposed conservation area was constructed as a moat or ornamental pond. The 1849 Tithe Map shows it formed once formed part of the garden of a farmhouse.



Although sited some half a mile to the south of Bilstone in the highway verge, this Gibbet post has a strong connection with the village. It was erected in 1801 when a local man, John Massey battered his wife and threw her into the mill pond. She later died of her injuries. Massey was subsequently hanged at Birstall, and as was the custom of the day, hung on the gibbet post close to where he committed the crime.