

Jo's copy

Proof read.  
Completed  
18.1.96.

STRATFORD ON AVON DISTRICT COUNCIL

CONSERVATION AREA REVIEWS

ILMINGTON

August 1995

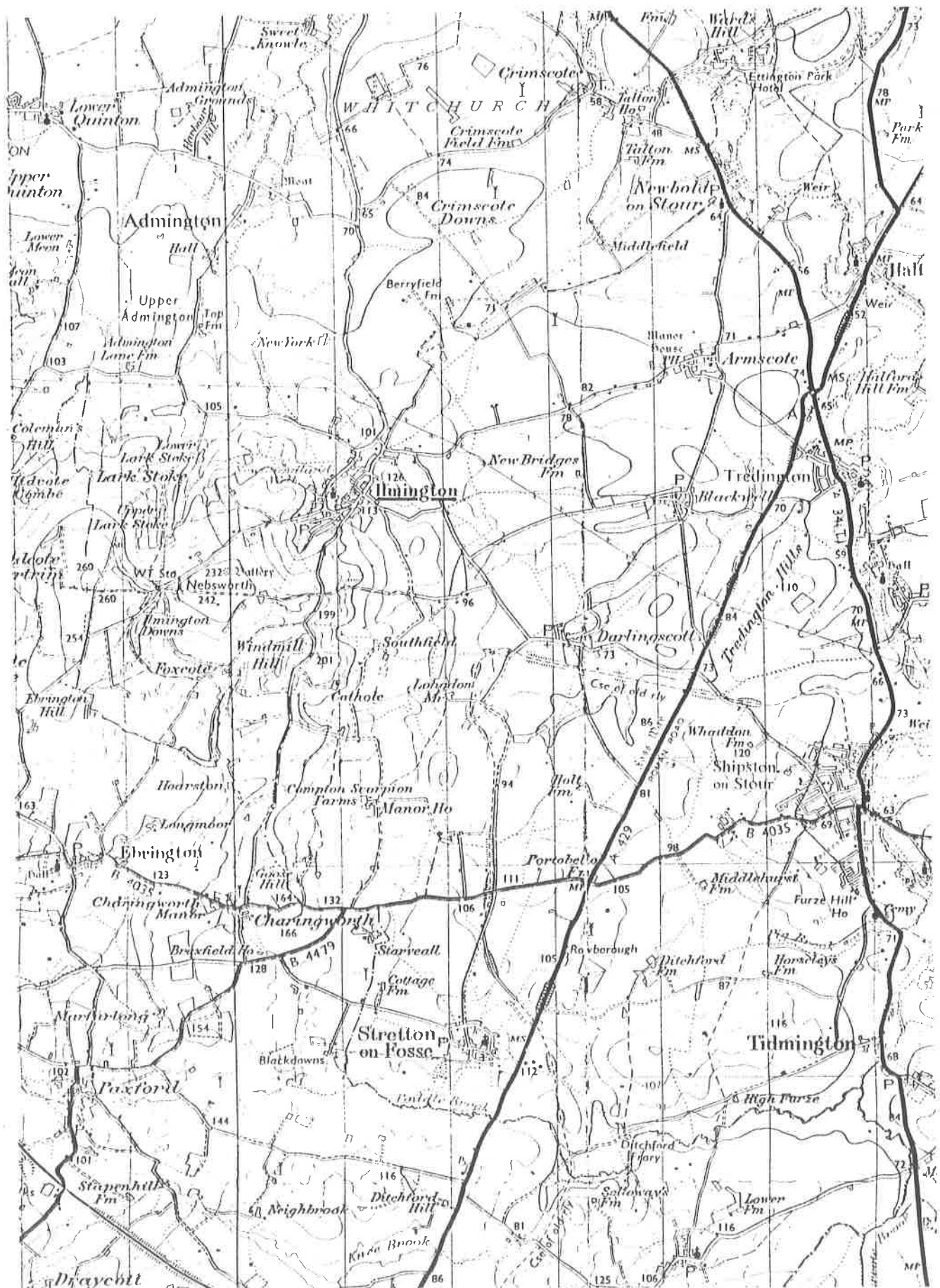
# CONTENTS

1. INTRODUCTION
2. SETTLEMENT HISTORY & DEVELOPMENT
3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS
  - 3.1 Heritage and Architectural Character
  - 3.2 Artifacts and Features
  - 3.3 Predominant Building Materials
  - 3.4 Landscape Setting and Village Form
4. CONSERVATION AREA - REVIEW AND RECOMMENDATIONS
  - 4.1 Boundary Alteration Recommendations
  - 4.2 Areas for Improvement
  - 4.3 Conservation Area Planning Control since Designation

## REFERENCES

## APPENDICES

- A.
  - i. Schedule of Listed Buildings
  - ii. Schedule of buildings and structures of Local Interest and Importance to the Conservation Area.
- B.
  - i. Schedule of Landscape features of importance to the Conservation Area.
  - ii. List of Trees and Tree Groups identified on the analysis map.



ILMINGTON - Area location map - 1:50,000

# 1. INTRODUCTION

Ilmington is an isolated rural village settlement with a population of about 750 nestled in a trough between two spurs of a north-east facing escarpment of the Cotswold hills. The general elevation (100m) is just above that of the lowland Warwickshire rural landscape to the north-east of it but the Ilmington Downs and Nebsworth hill just to the south east are the highest point of the Cotswold escarpment in Warwickshire (242m). The village lies within 2 miles of the south-west county and district boundary, 4 miles north-west of Shipston on Stour and 5 miles north-east of Chipping Campden between the A46 and the A34 trunk roads (see location plan). There are no main through roads within the village but it does form a crossroads for lanes approaching from the north, south, east and west.

Ilmington is a typical north-cotswold fringe village. The predominant building material is **marlstone** ) most of which was quarried from Ilmington Downs. It has six principal farmsteads, an ancient church, manor house, two pubs, a general store and post office and a modern J & I school in amongst its open-textured grouping of cottages.

Most of the houses are detached cottages or small houses with a few short terraces on the street frontages. The village roads are narrow and winding forming a circular route round the village with a cul-de-sac road through the middle. There are also a number of footpaths interconnecting the roads (see Analysis Map).

The village is well endowed with trees and hedge lines, some substantial stone walls and a number of key open spaces. The church is an important focal point and is set in a fine church yard enclosed with stone walls and with old orchards on each side. There are two 'greens'. The upper green is a large grass bank at the bottom of which is a chalybeate spring well and village monument. The lower green is the open road junction in front of the Howard Arms and is a main meeting place for locals and visitors.

There has been a significant amount of post war residential infill, including an estate of social housing at the east end of the village, which is characterised by its lack of architectural harmonisation with the village vernacular -although the most recent developments have been much more sympathetic.

The overall massing and composition of the village has changed little over the last 100 years except for a small housing development on the south - east side of the village.

There are 31 listed buildings in the village, including one Grade I (St Mary's church) and one Grade II\* (Ilmington Manor) building. In addition 10 of the monuments in the churchyard are separately listed. A further 75 buildings, which constitute the majority of pre-1900 buildings, are considered, by this study, to be of local architectural interest or group value to the character of the village.

The village as a whole, therefore, is of considerable architectural and historical interest and most of its buildings are either listed or are considered to be of local architectural and historical value.

The Conservation Area was designated in February 1969 and has not been fully reviewed since. It covers virtually all of the village settlement except for the post war social housing areas on the south - east side.

## 2. SETTLEMENT HISTORY & DEVELOPMENT

Ilmington is an ancient settlement in which evidence of Neolithic and Roman activity has been found. It was first recorded as 'ylman dune' in a charter of AD.978 as one of the bounds of Tredington. It is also recorded in the Domesday Survey of 1086. The manor was formerly an isolated part of Warwickshire, surrounded on the north and east sides by the county of Worcestershire and on the south and west by the county of Gloucestershire, in the Kineton Hundred.

From about 1246 the manor belonged to the crown and was assigned to Simon de Montfort, Earl of Leicester and was held by that family until about 1500. The original manor house may have been occupied by the de Montford family as the name has ancient associations with the village (the present manor house is mostly C.19th with C.16th origins).

The Sandys family from Worcestershire owned the manor for a time during the C.16th. During this time a number of large houses were built, including the Dower House (formerly the rectory), Crab Mill and the re-building of the manor house all of which have survived.

In the C.17th the manor was in the ownership of Sir Baptist Hicks (Later Viscount Campden and Baron Hicks of Ilmington) and his descendants. During this time a number of surviving farmhouses were built and the chalybeate spring (ground water containing dissolved iron salts) was discovered (in 1684). The spring water was considered to have medicinal powers and the outfall site was enclosed and paved to enable villagers to take the waters. A new well head, which survives today, was built on the upper green in 1864 by the then rector and others. It was restored in the 1920's. In about 1650 a village gathering was held on St. Matthew's day (21st. September) for rural sports and social entertainment and this was repeated every year until about 1830.

During the next century there was a succession of owners but the village continued to grow in wealth and status. A substantial number of the older surviving stone houses and cottages date from this period. The Red Lion Inn was apparently where the Court Baron met prior to the Land Enclosure (although it has been extensively altered or rebuilt since then). The common fields around Ilmington were inclosed in 1781.

explain

During the C.18th the manor belonged first to the Shirley family and then to Francis Canning of Foxcote and his descendants and then in 1848 it passed, by marriage, to the Howard family of Northamptonshire (hence the Howard Arms).

The church always played a significant part in the history and development of the village. It was established in the C.10th and is basically a Norman church with saxon remains and substantial additions in the C.12th, C.13th and C.15th.

The 'fish ponds' area north of the Manor House and east of the church is a site of Neolithic and Roman settlement. The fish ponds themselves are probably medieval earth works and may have been an adaption of an earlier moated enclosure.

The Roman Catholic church on upper green was formerly the village school up to 1931. There is also a Methodist Chapel in Middle Street which was built in 1848.

Ilmington has always been an isolated farming settlement but it did have a tramway link with Shipston on Stour and Stratford upon Avon in the 19th. century and it has always had direct road links with the market towns of Chipping Campden and Moreton in Marsh.

The 1885 OS map indicates that there was a school to the north-west of the churchyard (the adjoining house is called 'School House') and that there were smithys in Campden Street and at the Red Lion Inn. It also identifies the village stocks near Lower Green.

In recent times there has been little change to the basic layout and size of the village - as can be see by comparing the 1885 OS map with the present map. There has been a significant amount of 'infill' residential development along the ancient streets. Only the south-east corner has been developed beyond the old village settlement area.

Lower & Upper Greens need highlighting on an appropriate map.





ILMINGTON Circa. 1885  
EXTRACT FROM 1885 ORDNANCE SURVEY  
Scale - 25 to 1 mile (reduced)



### 3. SETTLEMENT AND CONSERVATION AREA CHARACTER ANALYSIS

#### 3.1 Heritage & Architectural Character

The only sign of pre-16th.Century settlement in Ilmington is the parish church of St.Mary which is Norman with 13th and 15th century additions, and the fish ponds which could be ancient earthworks. The other main houses of the village (see Analysis Map), the Manor House (10/52), the Dower House (9/34), Hill Farm (9/37) and Crab Mill (9/55) are all fine cotswold stone buildings with dressed stone details, mullions windows, parapet gables and other details of the late gothic based cotswold vernacular style, dating from the 16th century. There also exist some lesser houses and cottages with origins in the 16th century.

The 17th and 18th centuries saw further building in a similar cotswold vernacular style together with later additions and alterations to the earlier houses. The simpler cottage style with stone slate or thatched roofs, timber mullioned, leaded light and iron casement windows under simple stone or timber lintels, did not change until this century so there is a timeless quality about the architectural form - only spoilt by the 'gentrification' of modern times.

The Grey House (9/53) introduces a Georgian classical style and proportion into the village - mainly by its main proportions and formal vertical sliding sash timber windows. The Howard Arms (10/60) is similar and Rowney's farmhouse (10/45) has Victorian sash windows to its front facade. These buildings however are all cotswold stone with dressed stone detailing etc..

The differences in scale and massing between, say Front Street and Middle Street and the country lane character of Back Street make Ilmington a village of great contrasts. The open spaces ie, the greens and the fishponds, also contrast completely with the intimate enclosure of 'lanes' and footpaths such as Frog Lane, Valanders Lane or the southern end of Middle Street. Throughout the village too, there are glimpse views out to the rising hillsides beyond.

### 3.2 Artifacts and Features.

There are a number of fine stone walls including those around the churchyard, the manor house enclosing walls and gate piers, the road boundary wall to the Dower House and the road side connection walls along Frog Lane and Campden Street. The spring well head and war memorial are important features of the upper green and the churchyard has some fine cotswold stone chest tombs and monuments ten of which are separately listed as being of special architectural and historic interest.

### 3.3 Predominant Building Materials.

The principal building material is marlstone *needs changing* formerly quarried from Ilmington Downs. This has been used for walling stone - generally coursed squared rubble with dressed quoins, parapets and eaves courses for buildings and coursed and roughly squared for walling -including some drystone walling. There are some good examples of fine dressed stone work, such as mullioned windows with moulded labels, chimney stacks and door surrounds etc.. Many buildings still have Cotswold stone slate roofing although this has been replaced by clay tile or welsh blue slate on some older buildings and used as the original roofing material from the early C.19th onwards. *see dm.*

In the 19th century red brick and tile invaded the village - as it did many cotswold fringe villages. At a time when stone slate was getting more and more difficult to acquire and thatch having high maintenance requirements, clay tiles became a popular alternative. These have generally mellowed in quite well. The red brick, however, which was used, notably in Manor Farm early in the 19th century and in a number of smaller houses and cottages later on, still looks a little out of place in Ilmington. The mix of red brick and Cotswold stone is now accepted as a feature of the vernacular of these Cotswold fringe villages.

The big change in architectural style and character has occurred in the second half of this century where new infill houses have been allowed to use various colours of brick, concrete tiles, and timber windows of completely un-sympathetic proportions and style. There are only a few of these and there has been an effort, since the creation of the conservation area, to promote the use of local stone and 'cottage' proportions and detailing to be generally more in keeping with the village character.

### 3.4 Landscape Setting & Village Form

Ilmington visually nestles itself against the northernmost tip of the Cotswold scarp, at the foot of Ilmington Downs, and is approached by roads from all points of the compass. From a northerly direction, through a flat, almost featureless landscape, it represents an important 'gateway' to the Cotswolds, whilst from the southerly direction it is well concealed until the descent from higher land is commenced. The views from Ilmington Downs are spectacularly broad and panoramic (Photo 1) and the form of the village can be well appreciated from this higher land. An informal conglomeration of individual and groups of buildings with St.Mary's church tower forming the main landmark can be seen.

The physical form of the village derives from the road pattern which is basically an elliptical circuit formed by Front Street and Back Street with Middle Street forming the long axis of the ellipse.

Unlike many 'street' villages, the frontages are not continuously built up, therefore the continuity of the street scene relies to a greater extent on the stone boundary walls and hedges - such as those in Grump Street and Front Street. The spacing and massing of buildings and width of roads leads to quite a contrast in character around the village - as can be seen by comparing Front Street and Back Street (photos 2 and 3).

The whole village is served by an effective and comprehensive network of footpaths, often defined by stone walls (photo 4) or banks and hedges.

A special feature of the village lies in its remnant orchards which provide an effective matrix of vegetation visually tying the dispersed settlement together as can be seen in photo 5.

The village exhibits two fairly distinct character areas in terms of landscape form which are determined largely by the topography. The basic difference between these two (referenced Area A and Area B on Analysis Map) is that Area A lies predominantly on flat land and the buildings are more dispersed with the main areas of open space between them, whilst Area B is that part of the village built up the slopes of the Cotswold scarp on the south, east and west sides where the buildings tend to be closer together and inward looking towards the village centre. 9

### Area A - The Flat Lands

This area contains most of the principal buildings of the village, ie. the Manor House, Church and public houses. Approaching from the north, the outer orchard areas to the north-east of the Howard Arms are an important landscape feature of the Conservation Area. They provide an introduction to the village and statement of character when entering from this direction.

The lower green and forecourt to the Howard Arms is the first 'ordered' open space encountered on this approach. The green triangle (Lower Green) dominated by a fine horse chestnut tree (photo 6) - made even more prominent by the rising ground on the east side (photo 7) - provides a fine introduction to the neat well cared form and character of the village proper.

From this point the massing of buildings becomes more dense and inward looking. There are a number of footpath routes and lanes threading their way between streets which are full of interest and detail provided by building frontages, stone and brick walls and good trees and hedge enclosures (photo 8). Middle Street itself narrows and becomes an enclosed footpath at its south end leading into the matrix of footpaths round the churchyard.

The Manor House has a large frontage on Middle Street although the main entrance is off Front Street where an impressive stone wall, piers and entrance gate (photo 9) are a key feature of the streetscape. Within the grounds of the Manor House there is a good topiary garden (photo 10) which gives added status to the manor and centre of the village as a whole. The setting of the Manor House viewed over the fish ponds is one of timeless elegance, mystery and historical depth (photo 11).

The fish-ponds area and the open space north of the Manor connect to the churchyard area which is closely contained within stone walls. A key feature of the churchyard is an avenue of pollarded limes on the south-west boundary (photo 13).

There are remnant orchards on land to the north-west of the church which contribute towards the rural 'green' character of the centre of the village.

*Are remnant orchards marked  
on plan?*

## Area B - The Rising Land Areas

There are interesting winding access ways to building groups on the rising ground such as those to Hill Farm, Crab Mill and the Grey House which generally are well enclosed. These areas also contain some important trees - such as the evergreen oak near Crab Mill (photo 15). The whole area on the rising ground forms a complex piece of inhabited rural landscape.

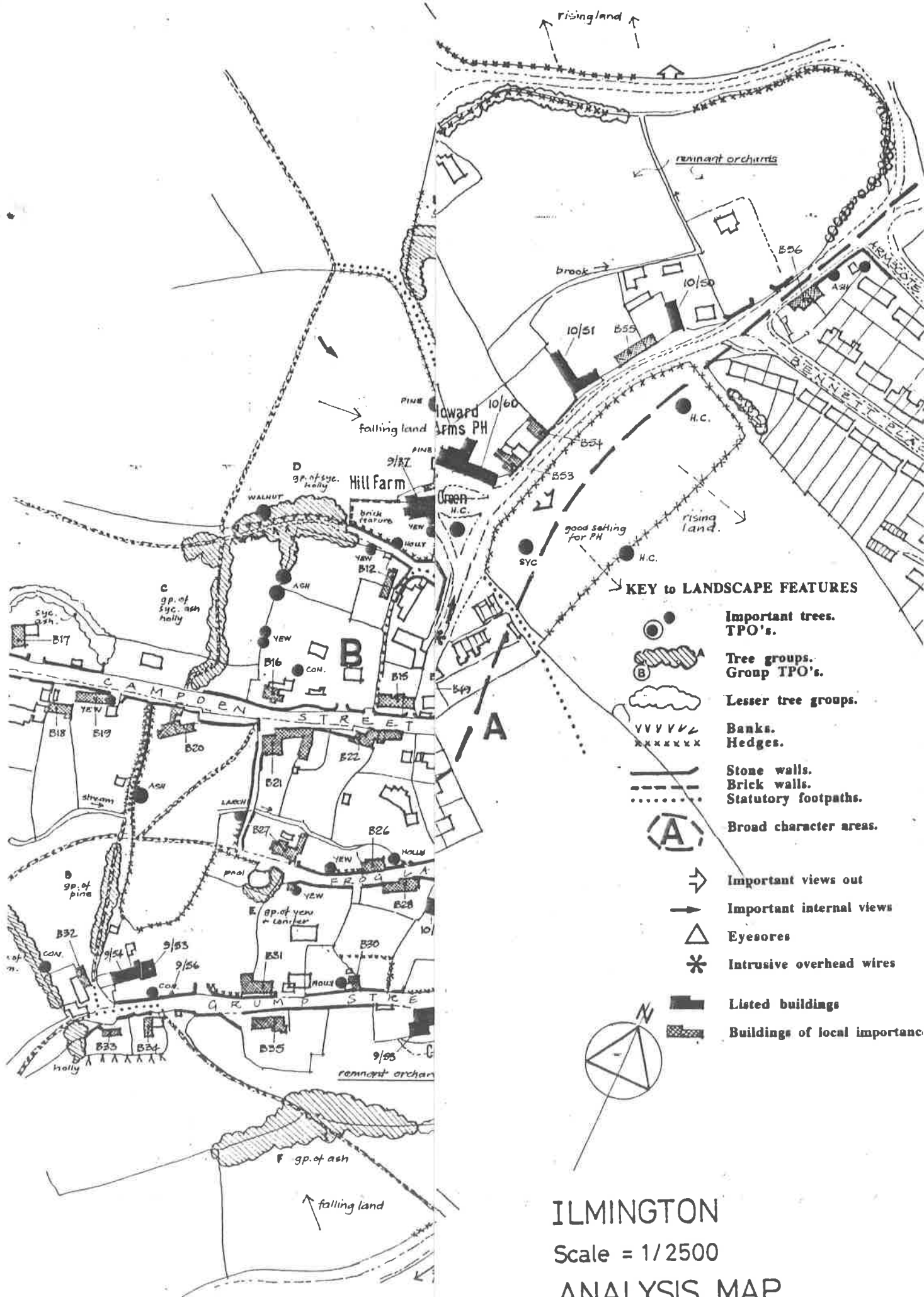
The Upper Green, which contains the spring well-head monument and the war memorial, is another key area of open space and ancient area of common land (photos 16,17 & 18).

There is a great variety of built form and tree cover on the rising land. One of the most important and visually attractive groups is Hill Farm and its environs (photos 19 & 20) which has some prominent pine, yew and holly trees around the C.18th farmhouse.

Another important building, Crab Mill on Grump Street has a backcloth of good trees and shrubs which when viewed from the heights of Foxcote hill (photo 1) forms a prominent group in the landscape.

## Summary

Within Ilmington as a whole, the variety of detail and interest created by the local stone walls, trees, enclosed spaces and tree, hedge and shrub groups is of great importance to the character of the Conservation Area and the village. The charm of the village is enhanced by the presence of the hurdle maker at Ashbourne Cottages (photo 23) whose work has permeated throughout the village with great benefit to the character of boundaries and enclosures within the village (gateway- photo 24).



## 4. CONSERVATION AREA REVIEW AND RECOMMENDATIONS

### 4.1 Boundary Alteration Recommendations

Ilmington Conservation Area covers virtually the whole village and it is considered that the present designated area still fully defines the area of special architectural and environmental quality.

Little has changed in terms of peripheral development or land use since its original designation, so the changes proposed amount to no more than minor adjustment to relate the Conservation Area boundary to physical features (hedge and fence lines etc..) or to exclude low grade or unrelated land areas.

It is recommended, therefore, that the following alterations be made to the Ilmington Conservation Area boundary;-

#### i. Elm Close / Front Street

EXCLUDE small house frontage area to re-align CA boundary on existing back-of-verge stone boundary wall as the small post-war council housing development has no particular architectural merit or environmental quality contribution to make to the Conservation area.

#### ii Field to S/E of Rowney's Farm

EXCLUDE small part of field area to re-align CA boundary on existing hedge/fence line.

#### iii Field south of Olde Foxe House

INCLUDE the rest of the old orchard area to re-align CA boundary on existing hedge/fence line and to identify whole of this area as important 'backcloth' land on rising ground and to identify remaining ancient orchards which once were a key feature of this village.



iv Backland south of Campden Street

EXCLUDE low grade waste ground area on west side of village as it has little contribution to make to the character and quality of the Conservation Area.

v School, fields and farmyard north of Back Street

EXCLUDE modern school building and playgrounds etc, open fields area and low-grade farmyard areas to Mabel's Farm to re-align CA boundary to existing strong hedge and fence line and to omit areas which have little importance to the character and setting of the Conservation Area.

#### 4.2 Areas for Improvement

Ilmington is, on the whole, a fine well - kept village and there is a greater sense of life and local activity than in many rural villages in the Stratford on Avon area. Inevitably this leads to significant numbers of parked cars on the roadside in areas around the school, village post office and stores and in enclosed street areas where there is a shortage of off-street parking which can detract from the general ambience of the village environment.

There are a lot of overhead wires round the village although they are not generally too intrusive - except for those in Front Street just south of the Lower Green, the power lines running across the south corner of Upper Green, a small cluster of wires and poles in the churchyard just north of the church (these spoil what is otherwise an almost perfect English village centre churchyard) and a large cluster of wires and poles at the north/east end of Back Street.

Most of the roadside kerbs are granite setts or simple grass verges (obviously careful thought has been given to these details in the past by the County Highways Authority) but this has been spoilt recently by the imposition of standard concrete kerbs in front of the Manor Farm barns conversion scheme in Middle Street, along up-graded footpaths on the north-east side of Upper Green and Back Street north of the churchyard. There is also a very badly constructed footpath with concrete kerbs running the whole length of Back Street from the school to the Mickleton Road junction.

The only low-grade land area which could be described as an environmental 'eyesore' is the working farmyard to Mabels Farm - which it is proposed should be excluded from the Conservation Area.

Finally, the timber matchboarded bus shelter (which looks rather like a garden shed) on Front street could be replaced by a structure more permanent and in keeping with the village vernacular.

#### 4.3 Conservation Area Planning Control since Designation

Since 1969 there has been a substantial quantity of 'infill' housing development and refurbishment / modernisation of older houses and cottages. Included amongst these are a number of 'barn conversion' developments at Manor Farm, Burlingham's Farm, Hill Farm, and north of 'Hobdays' on Front Street.

There are new infill housing groups on Front Street south of Burlingham Farm and on the north side of Campden Street, and about 20 separate single house infill developments around the village. This has reduced the 'open texture' feel to the village - as described in the original Conservation Area designation report although most of the new houses, particularly the most recent ones have been sympathetically designed to harmonise with the local vernacular when they 'weather in'.

There is the usual crop of over-done restoration and improvement of older houses - including unsympathetic replacement windows and modern 'regular' roof tiles etc.. and badly re-pointed stonework.

#### 4.4 Future Development in the Conservation Area

Ilmington is defined as a Category 4 settlement in the Local Plan, therefore residential development will be limited to replacement dwellings, sub-division of dwellings and 'conversions' only.

There is still some farming and 'rural craft' activity in the village which should be supported and extension / alteration of premises in appropriate vernacular style should be possible.

Careful control over extensions etc. needs to be exercised to avoid too much streetscape 'consolidation' therefore further losing the open textured character of most of the village streets.

Landscaping detail is a key factor defining the character of Ilmington. The coursed rubble stone and old red/buff brick walls, orchard trees, and trees and hedges of indigenous species must be maintained and added to where appropriate. Detailed landscaping proposals should accompany any scheme for substantial extensions or re-development. Ideally there should also be a landscape management strategy for the village to assist the Local Planning Authority in development control and to assist the Parish Council and individual residents to undertake conservation area enhancement projects.

Similarly, design guidelines for alterations, refurbishment and extension of buildings or construction of new buildings would help to improve the quality of architectural form in the village. It is important to recognise that Ilmington is not a pure 'Cotswold' village and that stone built cottages are generally simpler and lacking in the dressed stone detail found in the main Cotswolds area.

*(in mixed or darker shades of red) 2m.*  
Roofs should be clay plain tiles, welsh slate, thatch or ~~Cotswold~~ stone in diminishing courses *only good quality* (not reconstructed Cotswold stone tiles).

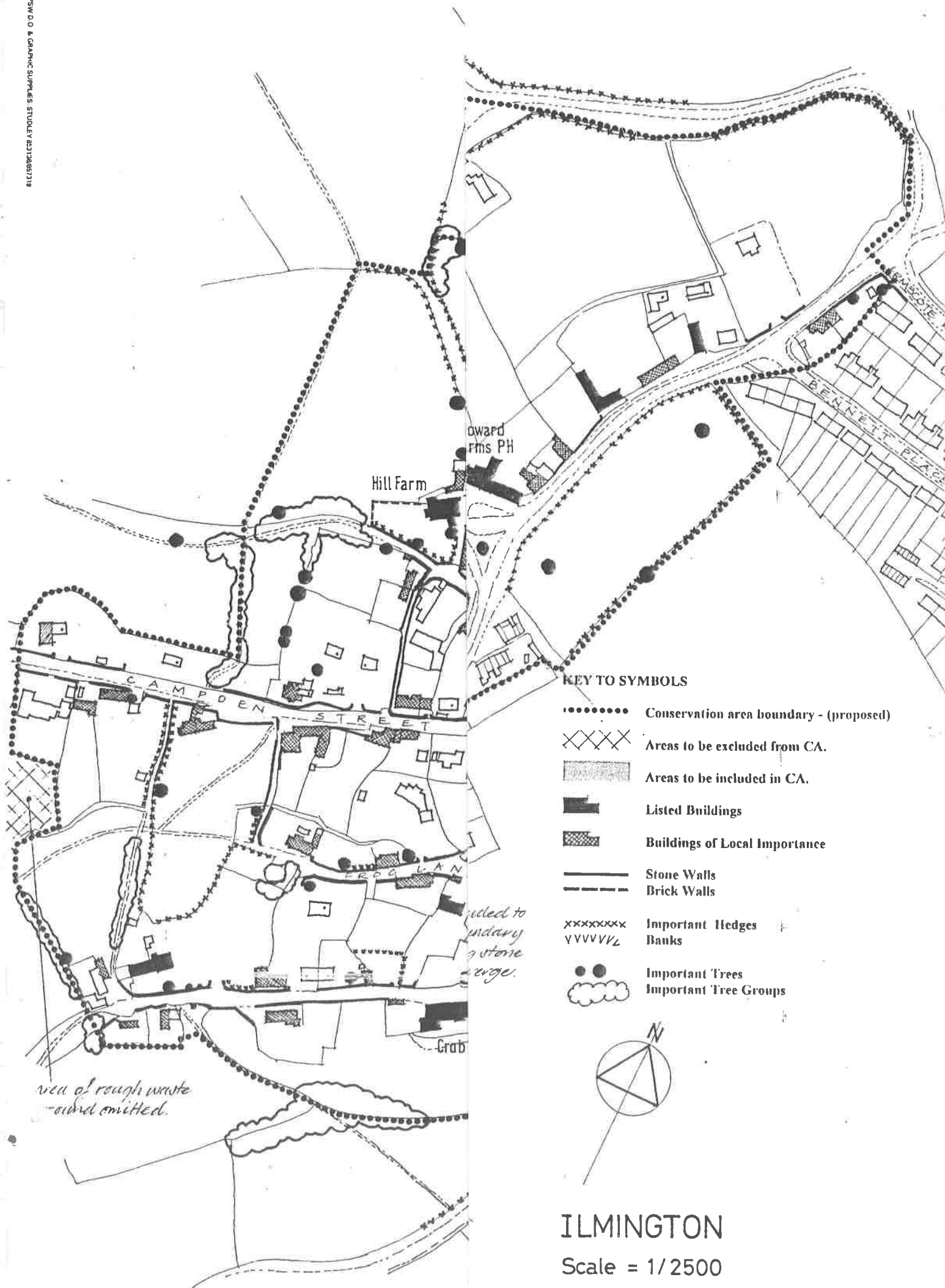
Walls should be coursed, squared rubble with squared quoin blocks, red/buff local stock brick or black stained elm weatherboarding.

Windows should be painted timber (not stormproof type or stained softwood or imported hardwood) or metal casements to appropriate scale with local vernacular glazing bar patterns and set well back in reveals.

#### 4.5 Conclusions.

To the casual visitor the impression of Ilmington is of a delightful self-contained Cotswold fringe village. Its situation, nestled into the scarp slopes gives rise to a great variety of streetscape because of the changes in level and mix of building materials and styles. The perambulatory road and footpath network highlighted by the fine church and churchyard and the two 'greens' give Ilmington its distinctive character and uniqueness. X

There is also an impression that there is an active local community with farming and rural craft activity still present. It is important, above all, to maintain village activity and local service facilities by allowing the establishment of further small retail outlets, ensuring that the demand for social housing is met and that home-based small-businesses can be allowed to flourish. business? So many rural villages are now no more than dormitory settlements served by district and regional centres of commerce and trade. These factors will enable active conservation and enhancement of the landscape environment to be an ongoing process.



ILMINGTON

Scale = 1/2500

PROPOSALS MAP

## REFERENCES

1. 1st.Edition Ordnance Survey - 1885  
Extract from 25" scale map obtained from Warwick County Records Office
2. Victoria County History - Vol.V pp.98 to 103.
3. WFWI - 'The Warwickshire Village Book' - Countryside Books -1988.
4. N.Pevsner - 'Buildings of England - Warwickshire' - pp316.

## APPENDIX A.

### i. SCHEDULE OF LISTED BUILDINGS IN ILMINGTON CONSERVATION AREA

Ref No.	Description
---------	-------------

9/37	Hill Farmhouse, Back Street (Listed Building Ref 9/37 - Grade II)
------	--



*(Key farmstead in village)*

Farmhouse. Late C16 or early C17 with late C17 additions. Squared, coursed limestone with quoins and coped gables. Stone slate roof with brick end stacks. 2 storeys plus attic; 4-window range. L-shaped plan, the gabled wing to right. Immediately to left of wing a part-glazed door with C20 lean-to hood. To left a large C20 three-light casement. To first floor left an ovolo-moulded 3-light mullioned window. 2-light 12-pane casement to right. 2 gabled dormers. Gable end has a later tall round-headed staircase light rising to first floor. C20 casement to right. Blocked C17 window in gable, the hood mould and label stops remaining. Similar blocked opening with hood mould and label stops below to left. Blocked, part-destroyed 4-centred arched doorway below tall light. Further gabled range to right tied in with first gable has a brick stack, and ashlar external stack with 2 flues. C19 stucco canted bays to gable rising to second floor. To rear two 4-light ovolo-moulded mullioned windows, with single stone light above.

Interior: spine beams, some with ovolo moulding. Some stone flagged floors.



9/36 Barn approx. 5m. E of Hill Farmhouse, and attached barn, Back Street.  
(Listed Building Ref 9/36 - Grade II)



*(Prominent range of barns in village street - now converted to dwellings)*

List description : Barn. Early C18. Squared, coursed limestone with coped gables. Slate roof. 6 bays. To centre left a large opening with corresponding opening to rear. To centre and left a round window with a stable door opening with wood lintel between, flanked by 2 small square openings. Further doorway to far left. To either side of large doorway small square ventilation holes. Attached to right a late C18 barn of squared, coursed limestone with coped gable to right and stone slate roof. 5 bays. Barn rebuilt in brick to left of a large opening, with corresponding opening to rear. Small doorway with wood lintel in brick part. Dentilled brick eaves cornice to rear. Interior: main barn has pegged queen strut roof with collars. Original purlins, rafters replaced. Attached barn has pegged queen strut roof with collars and original purlins. Stone flagged threshing floor.

9/35 The Glen and attached cottage, Back Street  
(Listed Building Ref 9/35 - Grade II)



*(Picturesque pair of cottages - gable end onto street)*

List description : Cottage. Early C18. Squared, coursed limestone with thatch roof and brick end stack. 2 storeys; 2-window range. 2-unit plan. To centre a C20 part-glazed door with C20 thatched porch. C20 two- and three-light casements to ground floor, that to right with flat stone arch. Three C20 two-light swept dormers.

Interior: chamfered spine beam. Open fireplace with timber chamfered bressumer. Attached to right a cottage. C18. Squared, coursed limestone with coped gable to right. Stone slate roof with brick end stack. 2 storeys; 2-window range. 2-unit plan. To right a C20 part-glazed plank door with C20 gabled timber porch. To left a C20 two-light leaded casement with wood lintel. To first floor a range of two C19 two-light casements. C20 casement to gable end. Further C20 casement to gable end. Further C20 leaded casements to rear.

Interior: noted as having chamfered spine beam, and open fireplace with timber chamfered bressumer.

9/32 Bassett Cottage, Back Street  
(Listed Building Ref 9/32 - Grade II)



*(Very prominent position next to churchyard from Back Lane approach)*

List description : House. Mid/late C18. Squared, coursed limestone with quoins and coped gables. Dentilled brick eaves cornice. Tile roof with brick end stacks. 2 storeys; 2-window range. 2-unit plan. To left a C20 glazed door within C20 lean-to stone porch. To left a C20 three-light window. To first floor left and right a C19 three-light casement with wood lintel. Interior: said to have beams and an old fireplace.

Included for group value.



9/34 The Dower House, Back Street  
(Listed Building Ref 9/34 - Grade II)



*(Finest 'cotswold' style large house in village -prominent position on north side of back street)*

List description : House. C16 and C17. Limestone ashlar with quoins and coped gables. Stone slate roof with ashlar ridge stacks. 2 storeys plus attic; 3-window range. Double depth plan, the 2 gabled wings to front. To centre a C20 plank door within moulded stone surround with hood, and lintel with keystone. To left of door a 6-light ovolo-moulded mullioned window with king mullion. To right a 5-light mullioned window. To left and right of first floor a 4-light mullioned window with a 2-light mullioned window between. In each gable a 3-light mullioned window. All mullioned windows have hood moulds and label stops. Small coped gable to centre.

Interior: C16 north side has spine beams with ogee stops. Also ovolo-moulded spine beam. Chamfered spine beams to first floor. Stone flagged floors. Timber and plaster partition. C18 turned-baluster-dog-leg staircase rising to attics. Original landing planks. In first floor a date is scratched, 1721. To first floor a stone fireplace with ovolo hood and carved lintel. Also a carving of the Tudor Rose to centre. Further moulded fireplace, with moulded hood. In attic, trusses of queen strut roof visible. Original purlins. Some old plank doors remain. In mullioned window an original casement with catch. (V.C.H.; Warwickshire, Vol.5, pp.98-99)

9/33 Stableblock approx. 10m. NW of The Dower House Back  
Street (Listed Building Ref 9/33 - Grade II)



List description : Stableblock and dovecote. C17. Squared, coursed limestone with coped gables. Stone slate roof with stone end stacks. 3 bays. Range of 3 doorways, that to left with wood lintel. To centre right a C19 two-light casement with wood lintel. To left a C18 three-light casement with wood lintel.

Interior: chamfered ceiling beam. Some original purlins. The central section is a dovecote.

10/31 Sansome House, Back Street  
(Listed Building Ref 10/31 - Grade II)



List description : House. Mid C18. Squared, coursed limestone with coped gable. Stone slate roof with ashlar end stacks with moulded bases and cornices. 2 storeys plus attic; 3-window range. L-shaped plan. To centre a C20 glazed door. A C20 four- and three-light casement to ground floor, that to right with stone flat arch. To first floor a range of three C20 cross casements with original wood lintels. 2 gabled dormers, hung with stone slates. Wing to rear, and left gable end have further 2- and 3-light casements, with flat stone arches. Lead County 'Britannia' firemark. C20 range to rear in imitative style.

Interior: chamfered spine beams, and joists to ground and first floor. Open fireplace rebuilt, the original timber bressumer re-used.



10/30.Mabels Farmhouse, Back Street  
(Listed Building Ref 10/30 - Grade II)



*(Simple stone farmhouse prominent in streetscape)*

List description : Farmhouse. Early C18. Squared, coursed limestone with concrete tile roof. Rendered ridge stacks. 2 storeys; 2-window range. To centre left a C19 plank door with iron hood. To left and far right a C20 three-light casement with wood lintel. To first floor a range of three 2- and 3-light C20 casements, 2 with wood lintels. Further C20 three-light casements to rear. All C20 windows in their original openings. House said to have had a datestone of 1710.

Interior: spine beam. Some stone flagged floors. C18 plank staircase partition.



10/29.Folly Farmhouse, Back Street  
(Listed Building Ref 10/29 - Grade II)



List description : Farmhouse. Early and mid C18. Squared, coursed limestone with quoins and coped gable to left. Plinth to left gable end. Stone slate roof with ashlar ridge and end stacks with moulded bases and cornices. 2 storeys plus attic; 3-window range. 3-unit plan. To left a C20 door with C20 timber gabled porch. To right of door C19 cross casement with stone flat arch. To first floor a range of 3 cross casements with stone lintels and keystones. To rear ground and first floors C18 three-light leaded casements, some with original glass. 2 casements part renewed.

Interior: stone flagged floors and chamfered spine beams. 2 open fireplaces with timber bressumers. Bread oven of one fireplace bows out from main front.

10/45. Rowney's Farmhouse, Foxcote Hill  
(Listed Building Ref 10/45 - Grade II)



*(Prominent and important farmstead group on s/e side of village)*

List description : House. Dated 1664 with early C19 extensions. Fine squared, coursed rubble with ashlar end stack. Stone slate and tile roofs. 2 storeys plus attic; 3-window range. 2-unit plan. To centre a C20 door. To left a 4-light mullioned window with king mullion. To right a C20 three-light casement. To first floor a range of three 3-light mullioned windows. Above, to left and right a small C17 stone gable, each with a 2-light mullioned window. All mullioned windows have hood moulds with label stops. Above door a moulded datestone inscribed 'JOHN/ROWNEY/1664'. Further 2-light mullioned window with hood mould, and lead 'Britannia' firemark to left gable end. Attached to right a 2-storey, early C19 stone range. Further early C19 stone range to rear (now front). Interior not inspected but likely to be of interest.

10/46. Outbuilding approx. 1.5m. NE of The Olde Foxe House  
Hill  
(Listed Building Ref 10/46 - Grade II)

Foxcote

photo

List description : Outbuilding. C18. Squared, coursed limestone with quoins and coped gables. Stone slate roof with tiles to rear. Inserted rendered ridge stack. One storey plus loft; 2-window range. To left and right a C19 three-light casement with wood lintel. Above to centre, approached by 9 stone steps a plank door with gabled roof. To rear 3 plank doors with wood lintels. Small stone single-light window in left gable end. Interior not inspected.

Included for group value.

10/47.Ye Olde Foxe House, Foxcote Hill  
(Listed Building Ref 10/47 - Grade II)



*(fine cotswold stone house prominent on Foxcote Hill)*

List description : House. Late C17. Squared, coursed limestone with storey band and coped gables. Tile roof with ashlar and concrete rendered end stacks. 2 storeys plus attic; 2-window range. L-shaped plan. To left and right of ground and first floor a 3-light mullioned window. C20 gabled dormer. To left gable end a small window of 2 pointed lights. C17 range to rear. Interior not inspected but likely to be of interest.



9/48 Park Farmhouse, Frog Lane  
(Listed Building Ref 9/48 - Grade II)



List description : House. Mid/late C18. Fine squared limestone with quoins. C20 tile roof with stone ridge and brick end stacks. 2 storeys; 4-window range. 3-unit plan. To centre a plank door with C20 hood. To left of door and above a 3-light casement with wood lintel. To ground and first floor left a 2-light casement with stone lintel. Further single casement to far left. Range to right of door projects slightly with catslide roof. To right a 3-light casement with wood lintel. Two C20 dormers.

Interior: noted as having chamfered spine beam and large open fireplace with chamfered stone jambs and chamfered timber bressumer.

10/52. Ilmington Manor and attached barn, Front Street  
[Formerly listed as Ilmington Manor House]  
(Listed Building Ref 10/52 - Grade II\*)



*(Key building in village and in centre of conservation area - important garden area and enclosing stone boundary walls.)*

List description : Manor house. Early/mid C16, with early C20 additions. Limestone ashlar with quoins and coped gables. Stone slate roof with ashlar end stack and large external stack; the flues diagonally set, with moulded plinth and cornice. 2 storeys plus attic; 4-window range, with 3 gables rising to ridge level. L-shaped plan, with early C20 wing to rear. To centre right a C20 plank door within 4-centred, moulded surround with carved face on lintel. To ground floor a range of three 2, 3 and 4-light ovolo-moulded mullioned windows, that with 4 lights to right with king mullion. Further double-chamfered 4-light mullioned window to left. To first floor a range of one 2-light and two 3-light double-chamfered mullioned windows with further 4-light ovolo-moulded mullioned window to right with king mullion. Gables to left and centre have double-chamfered 2-light mullioned windows; that in gable to right a 3-light ovolo-moulded mullioned window. All mullioned windows have hood moulds with label stops and most have some or all old glass in their leaded lights. Left facade of 2 gables has a 4-light mullioned and transomed ovolo-moulded window to ground floor left with a

4-light ovolo-moulded and mullioned window above, and a 3-light ovolo-moulded mullioned window in left gable. Right gable has two 2 and one 3-light double chamfered mullioned windows. Two 2-light mullioned windows between gables, that to ground floor with ovolo moulding. Further 4-light ovolo-moulded mullioned and transomed window to rear gable, with 4- and 3-light windows above. Also to rear a smaller gabled range with a 3-light ovolo-moulded wood mullioned window with wood lintel. Large C20 gabled range between. To front first floor left, a moulded stone sundial. Attached by passage to right a barn converted to room, with C20 mullioned and ransomed windows, 4-centred arched door and 4 hipped dormers. Raised to rear in C20.

Interior: 3 stone, 4-centred arched fireplaces, one with carved spandrels, another with heavily moulded surround of ringed shafts, and carved spandrels, one with Tudor portcullis. Spine beams, some heavily moulded. Reset Jacobean fireplace, also reset linen-fold panelling. Chamfered single-light window with moulded ogee head. Roof in main range is queen post, with arched brace collar truss roof (2 trusses) in service cottage range attached to rear. This roof may be earlier than main building (V.C.H.: Warwickshire, Vol.5, p.98; Buildings of England: Warwickshire, p.317).



10/50. Barn approx. 12m. NE of Bay Tree Barn (not included) Front Street.  
(Listed Building Ref 10/50 - Grade II)



*(barn now converted to dwelling and part of new group of dwellings in similar style - key group on east approach into village)*

List description : Barn. Early C18. Squared, coursed limestone with slate roof. 3 bays. To centre a large opening with wood lintel. 2 long ventilation slits to either side. Larger, corresponding opening to rear, with 2 ventilation slits.

Interior: pegged queen strut roof with collars. Original purlins, the rafters replaced.

10/51.Hobdays, Front Street.  
(Listed Building Ref 10/51 - Grade II)



*(Fine Cotswold stone house - prominent position on Front street).*

List description : House. Dated 1709. Limestone ashlar with quoins. Stone slate roof with ashlar ridge and end stacks with moulded plinths and cornices. 2 storeys plus attic; 3-window range. L-shaped plan. To centre left a C20 plank door in chamfered wood surround. Original wood lintel. To ground and first floor left a wood 3-light casement with C20 leaded lights. Hood moulds and label stops of former mullioned windows. To ground and first floor centre and right a three-light mullioned window with double chamfered surround, hood mould and label stops. Small chamfered leaded light to centre of building. To first floor centre right a moulded datestone with 'S/IM/1709' inscribed in bas relief. Moulded hood above. Three C20 hipped dormers. To rear two 2-light mullioned windows with double chamfered surrounds and hood moulds with label stops. Buttress. Also to rear a C18 range with 2- and 3-light casements. C20 lean-to in angle. Interior: stone flagged floors in lobby and room to left. Chamfered spine beams with ogee stops. 2 open fireplaces with stone surrounds, one with broach-stop chamfers. Chamfered timber bressumers. C18 plank doors and winder staircase. (V.C.H.: Warwickshire, Vol.5, p.98).

10/49. Well-head at SP 21014334, Front Street  
(Listed Building Ref 10/49 - Grade II)



*(Key feature on upper green)*

List description : Well-head. Dated 1864, restored 1920. Limestone ashlar structure has a Tudor arch with tablet above inscribed 'O all ye fountains bless ye the Lord/ This tablet commemorates the exertions of those who provided/ the blessing of pure water for/ the inhabitants of Ilmington/ Their names are enrolled in the vestry/ of the Church. The originators were/ Philip Henry Howard, Esq. Julian Charles Young M.A. RECTOR. Timothy Smith. James Bennet. George Crossley. A.D. 1864'. The structure has angle buttresses.

9/55 Crab Mill, Grump Street.  
(Listed Building Ref 9/55 - Grade II)



*(long stone terraced house in high prominent position overlooking s/w end of village)*

List description : House, formerly an inn and 3 cottages. Dated 1711. Limestone ashlar with quoins. Stone slate roof with ashlar ridge and end stacks. 2 storeys plus attic. 6-window range. To ground floor a range of six 2- and 3-light mullioned windows, and one later stone canted bay with mullioned window. To first floor a range of six 2- and 3-light mullioned windows. All windows have hood moulds and label stops, some windows restored. 6 gabled dormers. To first floor left a moulded datestone inscribed: 'V.G.H./1711'. Early C20 range in imitative style to right. Lead firemark, possibly Phoenix, inscribed 'PROTECTION'. Blocked light to left gable end. Further C20 stone ranges to rear.

Interior: original outside wall to rear has a 3-light mullioned window with original decorated catch, and wrought iron hinges.

History: the name Crab Mill probably dates from the time cider was pressed here.

(Buildings of England: Warwickshire, p.137).



9/53 The Grey House, Grump Street  
(Listed Building Ref 9/53 - Grade II)



List description : House. Mid C18. Limestone ashlar and squared, coursed rubble, with storey band and coped gables. Stone slate roof with ashlar end stacks on moulded plinths. 2 storeys plus attic; 3-window range. To centre, the original 6-panelled door, the top 2 panels now glazed. Lintel with keystone. To left and right a 12-pane sash. To first floor a range of 3 twelve-pane sashes. All windows have lintels with keystones and stone sills. 2 gabled dormers. Further sashes to right gable end. Large C20 range to rear is not of special architectural interest. Interior not inspected but likely to be of interest.

9/54 1 and 2 Springfield Cottages, Grump Street  
(Listed Building Ref 9/54 - Grade II)



*(part of important group of building at top of Grump Street)*

List description : House, now 2 cottages. Late C18. Squared, coursed limestone with old tile roof and brick end stack. 2 storeys; 3-window range. To centre right a later stone porch with C20 plank door. To left and centre of ground floor a C19 two-light 8-pane casement. To right of door a large C20 casement. To first floor a range of three C19 two-light 8-pane casements, some with original wrought iron catches. To ground floor left a further one-light casement. Ground floor windows have concrete lintels. Interior not inspected.  
Included for group value.

9/65 Church of St. Mary, Middle Street  
(Listed Building Ref 9/65 - Grade I)



*(prominent location in centre of village - most important building in conservation area)*

List description : Church. Mid C12 with late C12, early C13, mid C14, C15 and C16 alterations and additions. Restored 1846, 1911 and 1936. Limestone ashlar and squared, coursed rubble with tile roofs. Chancel with vestry to north, nave with north and south transepts, south porch and west tower. Chancel of 2 bays has diagonal offset buttresses and coped gable. C12, rebuilt early C13. To east a C19 four-light window in Perpendicular style with chamfered surround and hood mould with label stop. To south a pointed priest's doorway with moulded surround and stiff leaf capitals. Later plank door. Hood mould with C13 carved head label stops. Similar carved head at apex below a single pointed lancet. To left and right a square-headed window with 2 round-headed lights each. Hollow chamfered surrounds and hood moulds with carved label stops. To north a vestry with plinth, diagonal buttresses and moulded coped parapet. C14 two-light cusped window to north with curvilinear tracery. Chamfered surround. To either side of vestry a single chamfered lancet. Nave of 3 bays is C12 with late C14 clerestory. Moulded coped parapet. To south an early C16 porch

with moulded plinth and diagonal offset buttresses. 4-centred hollow chamfered arch. Hood mould with label stops.

To east and west square-headed, 2-light window with iron transoms and mullion ending in spear head. 4-centred arched doorway with chamfered and hollow-chamfered surround. Above, the remains of the C12 arch with zig-zag mould. C15 cusped niche with poppy head, broken through C12 arch. C20 plank door with carved mouse on surround. To right of porch a doorway of 2 orders with shaft and capital, now blocked, with leaded window. To left of porch a C14 two-light window with reticulated tracery and double-chamfered surround. Clerestory to north and south has three 2-light cusped square-headed windows with double chamfered surrounds. North transept is C13, enlarged C15 and has diagonal offset buttresses, coped parapet and plinth. To north a C19 three-light window in Decorated style. To east and west two C15 two-light square-headed windows with hood mould and carved label stops. C19 three-light window to east in Decorated style. C15 south transept, almost entirely rebuilt C19, has Perpendicular style windows to east and west, with a 3-light window to south in Decorated style. West tower of 3 stages, the first 2 stages are C12 with broad, flat buttresses and C12 round-headed lancets to south and west. C15 top stage has castellated parapet with a gargoyle below to each side. C15 two-light cusped bell-chamber windows with stone slate louvres. C12 stair turret has single lights to west with a further C15 light to top stage. Painted sundial to south face of tower, with clock to west dated 1868.

Interior: chancel has C13, four-bay niche arcade to north and south with hollow-chamfered surrounds. Further C15 triple sedilia with cusps restored C19. Small cusped piscina to left. Restored C12 round-headed chancel arch of 2 orders of shafts and capitals. North transept arch is C13 with round shaft and capital north-west and C19 polygonal respond to east. Hood mould with C13 carved head label stop. C19 south transept arch in C15 style. C12 round-headed quadruple-chamfered tower arch. Square-headed stair turret door in tower. C15 roofs, restored C20, rest on stone corbels. Polygonal moulded font. C19 stained glass in chancel. C18 altar table. C15 effigy of priest in tower. Stone tablet in north transept set up by John Palmer for his father Richard, died 1582, and his own wife Frances who died 1601. Brass to Brent family, from 1595 to 1666, with a brass of the Brent wyvern to either side. Brass tablet to Giles Palmer. Further brass to Edmund, son of Henry Jones, died 1667. One C18 and 2 early C19 marble tablets in nave walls. Grave slabs in nave to Joan Canning of Foxcote, 1685, and to Thomas Canning, 1716. Five bells by Henry Bagley, 1641. C20 pews with 'mouse' carvings by the 'mouse man of Kilburn'. Good C16 chest in tower.

(Buildings of England: Warwickshire, pp.316-7; V.C.H.: Warwickshire, Vol.5, pp.100-103).



(the following churchyard monuments form a group within one of the delightful village churchyards in the region and together with the church, old trees, enclosing stone walls and footpath routes through form the natural centre of the ancient village)

**9/66 Base of cross approx. 5m. W of tower of Church of St. Mary, Middle Street**

(Listed Building Ref 9/66 - Grade II)

List description : Base of cross. Medieval. Limestone, with chamfered base and moulded corners. Side to east has badly worn carved panel of the Crucifixion.

(V.C.H.: Warwickshire, p.103).

**9/71 Monument approx. 3m. S of porch of Church of St. Mary, Middle Street.**

(Listed Building Ref 9/71 - Grade II)

List description : Monument. Late C18. Limestone ashlar. Large moulded plinth with iron railings surrounding a Gothic style structure approx. 3m. high. Polygonal, with cusped panel and tall, slim buttresses between. Crenelated 'parapet' with cusped panels and quatrefoils. Some finials missing. Above a lantern-like support with cusped arches and carved spandrels. Further parapet above with finials, 3 broken. Polygonal spire above with small windows. Topped by carved finial. To Samson family, from 1750.

(Buildings of England: Warwickshire, Vol.5, p.317).

**9/70 Group of 4 chest tombs approx. 5m. S of tower of Church of St. Mary, Middle Street**

(Listed Building Ref 9/70 - Grade II)

List description : Group of 4 chest tombs. Limestone. One is mid C17 with heavy moulded ledger, with pilasters to corners, a skull and cross bones and putti. 2 are mid C18, one dated 1754 with moulded plinth, panels and ledger and baluster corners, the other dated 1760 with heavily moulded ledger, with panels and baluster corners and a cartouche with putto to west. One is dated 1797 and has moulded panels and heavy moulded ledger.

**9/69 Chest tomb approx. 1.5m. S of tower of Church of St. Mary, Middle Street**

(Listed Building Ref 9/69 - Grade II)

List description : Chest tomb. Dated 1722, 1762, 1840, 1846 and 1873. Limestone, with moulded plinth and ledger, with baluster corners. Carved panel with cartouche and putto head and wings to west.

- 9/68 Chest tomb approx. 14m. SW of tower of Church of St. Mary, Middle Street  
(Listed Building Ref 9/68 - Grade II)  
List description : Chest tomb. Dated 1802, 1805 and 1806. Limestone, with simple moulded plinth and moulded ledger.
- 9/72 Monument approx. 1m. N of nave of Church of St. Mary Middle Street  
(Listed Building Ref 9/72 - Grade II)  
List description : Monument. Dated 1840, though probably earlier. Limestone ashlar with base of 2 steps, moulded plinth and moulded ledger with flat, pyramid shaped top. Large urn with flaming finial which surmounted the monument, was on ground at resurvey.
- 9/67 Chest tomb approx. 1m. E of chancel of Church of St. Mary, Middle Street  
(Listed Building Ref 9/67 - Grade II)  
List description : Chest tomb. Dated 1816 and 1839. Limestone, with heavily moulded plinth and ledger.

9/59 Glebe Cottage, Middle Street  
(Listed Building Ref 9/59 - Grade II)



*(key building - little altered - in corner of churchyard area)*

List description : Cottage. C18. Limestone ashlar with C20 tile roof. Large offset external stack to left. C19 brick stack to right. One storey plus attic; 3-window range. 3-unit plan. To left a plank door with wood lintel. Small C18 light to left with stone lintel. To centre a C20 casement in part blocked opening with wood lintel. C19 cross casement to right with wood lintel. Three C20 dormers. 3 further C18 and C19 two-light casements with wood lintels, and C20 dormers to rear.

Interior: 2 open fireplaces with chamfered timber bressumers. Chamfered spine beam, and some chamfered joists with run out stops. Stone flagged floors.

10/58. The Grey Cottage, Middle Street  
(Listed Building Ref 10/58 - Grade II)



List description : Cottage. C17, restored C20. Squared, coursed limestone with stone slate roof. Stone end stacks. One storey plus attic; 2-window range. 2-unit plan. To centre a C20 door and C20 gabled timber porch. To left and right a C20 three-light casement, that to right with concrete lintel. To left and right a gable, that to left with 3-light casement, that to right with 2-light casement, both C20. To left a C20 one-storey stone range. Interior: some stone flagged floors, chamfered spine beams and timber and plaster partition. 2 large open fireplaces with timber bressumers, each chamfered, with ogee stops. Included for group value only.

10/60. The Howard Arms Inn and attached outbuilding,  
Middle Street  
(Listed Building Ref 10/60 - Grade II)



*(Large imposing building group on Lower Green - key building on east side of village)*

List description : 2 houses, now inn. C18 and early C19. Squared, coursed limestone with coped gables and quoins to middle range. C20 tile roof with ashlar and brick end stacks. 2 storeys; 6-window range. Range to left has C20 plank door to centre with C20 gabled porch. To left and right a canted bay with 16-pane and 8-pane sashes. To first floor left and right a C19 three-light casement with wood lintel. 2 dormers. Large range to right has plank door to left with fanlight and moulded round-headed arch. To right a range of 3 twelve-pane windows with fanlights, round-headed arches and stone sills. To first floor a range of 4 sashes, those to left the originals of 9 panes. Moulded architraves. To right a stone outbuilding range with coped gable and tile roof. 3 bays. To left a weatherboarded opening with C20 double plank doors in centre. To right a range of 2 twelve-pane windows with fanlights and moulded round-headed arches. Single double-chamfered stone light to left gable end. Interior: 2-light mullioned window in rear (now internal) wall. Outbuilding has queen strut roof with collars. Chamfered spine beams. Stone flagged floors and open fireplace, all in C18 range.

10/64. Wharf Farm House, Middle Street  
(Listed Building Ref 10/64 - Grade II)



List description : Farmhouse. Mid/late C18. Squared, coursed limestone with quoins and coped gables. Artificial stone slate roof with brick ridge stack. 2 storeys; 2-window range. 2-unit plan. To centre a C19 four-panelled door with overhead light and brick arch. Lattice porch. To left and right a 2-light, 12-pane casement with segmental arch. To first floor a range of three 2-light, 12-pane casements. C19 stone and brick kitchen range to rear. Interior not inspected.



10/62. The Cottage and attached shop, Middle Street  
(Listed Building Ref 10/62 - Grade II)



*(Roof over carriageway through terrace is a key feature in the street)*

List description : Cottage and attached shop, formerly house or 2 cottages. Mid C18. Squared, coursed limestone with stone slate and C20 tile roofs. Brick ridge stack. 2 storeys; 3-window range. 3-unit plan. To centre left and right a plank stable door with wood lintels and C20 gabled hoods. To left and centre a C20 two-light casement with original wood lintels. To first floor left and centre a C20 casement rising above eaves, with flat top. To ground and first floor right a C19 two-light casement with wood lintels. Roof of The Cottage extends over carriageway and retains original purlins, collar and most rafters. Queen strut truss visible, with lath and plaster gable top, and old plank door. Rebuilt brick walling below.

Interior: shop retains chamfered spine beam with run-out stops, though rear opened up. The Cottage is noted as having ceiling beams. Included for group value.

10/63.Rivendell, Middle Street  
(Listed Building Ref 10/63 - Grade II)



List description : House. Mid/late C18. Squared, coursed limestone with quoins. C20 tile roof with brick end stacks. 2 storeys plus attic; 3-window range. 2-unit plan. To centre a plank door with gabled hood. To left, and to first floor left and right a 3-light casement with wood lintel to ground floor right. 2-light casement to first floor centre, with wood lintel. Three C20 gabled dormers. C20 stone lean-to to rear. Interior not inspected but likely to be of interest.



10/57. Middle Meadow and attached outbuilding,  
Middle Street  
(Listed Building Ref 10/57 - Grade II)



*(important building - encloses street on south side)*

List description : House. Mid C18. Squared, coursed limestone with quoins and plinth. Asbestos tile roof with brick end stack. 2 storeys plus attic; 2-window range. L-shaped plan. To centre a plank door with moulded rail. Overlight and C20 gabled timber porch. To left a 3-light, 18-pane casement with wood lintel. C19 three-light casement with wood lintel to right of door. To first floor left and right a 2-light casement with wood lintel. Two C20 dormers. C18 wing to rear with similar casements. Attached to left a stone outbuilding with half-hipped roof. Large plank doors. Open to rear. Interior: Chamfered beams, open fireplace, plank doors and winder stair. Outbuilding noted as having 2 bays. Pegged queen strut roof with collar.

10/61.Vine Cottage and attached outbuilding range,  
Middle Street  
(Listed Building Ref 10/61 - Grade II)



*(unfortunately modernised with inappropriate windows)*

List description : House. Dated 1750. Limestone ashlar with coped gables. Slate roof with brick end stacks with ashlar bases. 2 storeys; 3-window range. 2-unit plan. To centre a 6-panelled door. C20 timber gabled hood. To left and right a C20 window in enlarged openings. Stone flat arches. To first floor a range of three C20 windows. To centre left a moulded datestone inscribed 'N/TH/1750'. Lead County 'Britannia' firemark above. Long outbuilding range extending to rear. Interior not inspected. Included for group value.

10/74. Bevingtons, Valenders Lane  
(Listed Building Ref 10/74 - Grade II)



List description : Shown as The Bevington on Ordnance Survey map. House, possibly once 2 cottages. Mid C18. Squared, coursed limestone with thatch roof. Stone end stack, with brick ridge stacks. One storey plus attic; 4-window range. 4-unit plan. To centre a C20 gabled stone and thatch porch with C20 plank door. To left a 3-light, 18-pane casement with wood lintels. C20 three-light casement with leaded lights to far left, and to right of door. Further 2-light, 16-pane casement to right with round-headed arch. 2 swept dormers of 2-light, 12-pane casements. C20 stone and timber range to right.

Interior: noted as having spine beams and 2 large open fireplaces.

9/73 Thatch Cottage, Upper Green  
(Listed Building Ref 9/73 - Grade II)



*(Key building on Upper Green)*

List description : House. Early C18. Squared, coursed limestone with quoins. Thatch roof and brick end stacks. 2 storeys; 3-window range. To ground floor a range of 4 one- and 2-light C20 casements. Range of 3 one- and 2-light C20 casements to first floor. All windows in their original openings. Small casement in left gable end, with stone lean-to below. Small casement in right gable end. C20 doors and casements with original chamfered wood lintels to rear. Also to rear a C20 rendered and thatched brick range. Interior: noted as having 2 open fireplaces with chamfered timber bressumers, and chamfered spine beams with run-out stops.



## ii. SCHEDULE OF BUILDINGS AND STRUCTURES OF LOCAL IMPORTANCE TO ILMINGTON CONSERVATION AREA

Map Ref No.	Description
B2	Cottage/outbuilding range to Sansome House, Back Street. Late C.19th. coursed rubble and clay plain tiles - parapet gables - group value.
B3	Lavender Cottage & Berryview, Back Street. C.19th. pair of cottages - coursed rubble + welsh slate. segmental arched openings - picturesque in street.
B4	Stable + coach house to the Dower House, Back Street. Late C.19th. coursed rubble + clay tiles. Prominent in street scape.
B5	Open sided cart shed - now field shelter - important in 'fish-ponds' area of open space.
B6	Meadow View, Back Street. Mid C.19th. 2-storey brick and tile cottage. Orange brick with buff headers with original multipane windows.
B7	The Grange, Back Street. Victorian neo-classic farmhouse - coursed rubble, dressed stone detailing, sash windows - focal point high on overlooking hillside.
B8	Church View & Yewtree Cottages, Back Street. C.19th. terraced pair of red/orange brick cottages on road frontage. Group value.
B9	Stable range to Hill Farm, Back Street. Group value with Hill Farmhouse.
B10	Open-sided stable range to Hill Farm, Back Street. Now converted to dwelling - coursed rubble + stone slate - group value.
B11	The School House, Back Street. Mid C.19th. stylised gothick - coursed rubble with lancet decorative iron casement windows. Key building on west side of church yard.
B12	Wrens Nest, Back Street. C.19th. stone cottage terrace. Group value.
B13	Ashbourne & August Cottages, Back street. Picturesque stone and tile/slate cottage range and home of village hurdle maker - workshop adjacent.
B14	Corner Cottage and July Cottage, Back Street. coursed rubble and welsh slate - much altered - key location on corner.
B15	Sunnydale & Daffodil cottages, Camden Street. C.19th. coursed rubble/welsh slate terrace range stepping up hillside - prominent on road frontage.

- B16 Highcroft, Camden Street.  
Late C.19th. 2-storey coursed rubble/welsh slate house with modern stone/slate extension  
- elevated position above road. Prominent building in street.
- B17 The Dormers, Camden street.  
Late C.19th. altered 2-storey coursed rubble cottage with steep tiled roof - fine dressed  
stone chimneys - important to entrance into village/conservation area.
- B18 Jasmin Cottage, Camden Street.  
Coursed rubble & clay tiles - group value with Cotswold House.
- B19 Cotswold House, Camden Street.  
Fine early C.19th. farmhouse on roadside - 2-storey coursed rubble, clay tile. Important to  
streetscape.
- B20 Camden Cottage & Cottage of Content, Camden Street.  
C.19th. coursed rubble and clay tile cottage range - group value.
- B21 Hill House and North Cottage, Camden Street.  
Coursed rubble and clay tile 2-storey cottage range on road side - group value.
- B22 Little Cottage, Camden Street.  
Early C.19th cottage range - coursed rubble and tile/slate. Prominent in streetscape.
- B23 Lorento cottage, Camden street.  
C.19th. coursed rubble and welsh slate high 2-storey cottage - much altered - key location  
at bottom of street.
- B24 Pear Tree Cottage, Upper Green.  
C.19th. cottage range - coursed rubble and clay tile - key position on green.
- B25 Garage & outbuilding range, Frog Lane.  
single storey coursed rubble, weatherboard & clay tile (and corrugated sheeting) impotent  
enclosure to end of lane.
- B26 Rose Cottage, Frog Lane.  
C.18th 2-storey cottage along roadside - coursed rubble, tiles and welsh slate - old  
multipane windows and bake oven - group value.
- B27 The Cottage, Frog Lane.  
C19th. stone cottage - group value.
- B28 Orchard Cottage, Frog Lane.  
2-storey coursed rubble & welsh slate cottage range along roadside - group value with  
Rose cottage.
- B29 The Barn House, Frog Lane.  
C.19th coursed rubble and clay tile - modernised - group value with Park Farmhouse.
- B30 Holly Cottage, Grump Street.  
C.19th. cottage - much altered with good modern extension - coursed rubble and stone  
slate roof - group value.



- B31 Moss cottage, Grump Street.  
Early C.19th. house - coursed rubble and stone slate - group value.
- B32 Ravenscroft, Grump Street.  
C.19th stone cottage - key position and end of lane - group value with Springfield cottages.
- B33 Primrose bank, Grump Street.  
C.19th. coursed and random rubble, tile roofs, some old windows - set back off roadside - group value with Fern cottage.
- B34 Fern Cottage, Grump Street.  
Late C.18th. - modernised with extension - coursed rubble, parapet gables & plain clay tiles - gable end to road - prominent.
- B35 Crab Mill Cottage, Grump Street.  
C.19th. cottage range - coursed rubble & plain clay tile - group value in streetscape.
- B36 Outbuilding to Crab Mill, Grump Street.  
Coursed rubble and Welsh slate - important group value with Crab Mill (LB).
- B37 House adjacent to south of Homestead, Foxcote Hill.  
Circa.1840 early Victorian villa - 2-storey coursed rubble with red brick front elevation - multipane sash windows - prominent on hillside.
- B38 RC.Church of St.Philip, Grump Street.  
Mid.C.19th. cotswold stone ashlar, steep clay tile roof with gable parapets, stone mullioned windows, bell cote. Formerly village schoolroom and masters house. Key building on upper green.
- B39 The Homestead, Foxcote Hill.  
Early C.19th. coursed rubble and welsh slate roof, gable to road - prominent in streetscape on hillside.
- B40 Barn and stable range to Rowney's Farm, Front Street.  
C.19th. Coursed rubble - group value with farmhouse (LB).
- B41 Barn and stable range to Rowneys Farm, Front Street.  
C.19th. red brick and clay tile - group value with farmhouse (LB).
- B42 April Cottage and Last Chance Cottage, Front Street.  
Mid to late C.19th. cottage range - coursed rubble and clay tile roofs - set back and gable end to street - important group on otherwise open streetscape.
- B43 Outbuildings to Old Bakehouse, Front Street.  
Mid C.19th. Red/buff brick and clay tile - 1/2 storey - gable to road - Group value with Old Bakehouse.
- B44 Stone walls and gate piers to Manor House front entrance, Front Street.  
Fine coursed rubble walls with dressed stone copings and carved pier caps and finials. Key feature of streetscape.

- B45 The Old Bakehouse and Wheelright Cottage, Front Street.  
C.19th. Red brick and welsh slate terrace on street corner - key location in street scape.
- B46 The Old Red Lion PH, Front Street.  
C.19th. 1/2 storey coursed rubble and welsh slate terrace with painted brick buildings at each end - key building in streetscape.
- B47 Little Owl Cottage, Ballard Lane.  
Mid C.19th. red/buff brick and welsh slate cottage - early multipane casement windows - prominent in lane.
- B47A Cottage range east of Little Owl Cottage, Ballard Lane.  
C.18th/19th. 1/2 storey cottage range in coursed rubble and red/buff brick and slate roof - interesting banded brickwork - group value with Little Owl Cottage.
- B48 Garage to Ballard Cottage, Ballard Lane.  
Random rubble and clay tile roof - group value with Ballard Cottage.
- B49 The Little House, Front Street.  
Early C.19th 2-storey cottage - coursed rubble, early wood/iron casement windows with segmental arched openings. Prominent position in street.
- B50 1 to 4 Front Street.  
Mid C.19th. coursed rubble and welsh slate cottage range along roadside. Dressed stone chimneys, west gable parapet - prominent in streetscape.
- B51 Corner Cottage and Elm Cottage, Lower Green.  
C.18th/19th coursed rubble cottage range - 1.1/2 storey raised to 2-storey - key location on east approach into Lower Green.
- B52 Ashbourne Cottage & The Cottage, Lower Green.  
C.18th coursed rubble cottage range with steep clay tile roof. Early casement windows with timber exposed lintels. Group value with Elm/Corner cottages.
- B53 Hobday's Bank, Front Street.  
C.18th coursed rubble and clay tile cottage on roadside - group value with Howard Arms.
- B54 Mistle Cottage, Front Street.  
C.18th/19th. coursed rubble and clay tile with red brick and welsh slate addition - gable end to road. early casement windows. Group value with Hobdays Bank.
- B55 Baytree Barn, Front Street.  
Early C.19th 4-bay barn on road side - now converted to dwelling - reconstructed stone slate roof. Prominent on streetscape.
- B56 Wildmere and Quaint End, Front Street.  
C.19th Coursed rubble and clay tile 2-storey cottage with red/buff brick and welsh slate addition. Key location on approach into conservation area from n/e.
- B57 Rose Tree Cottage, Middle Street.  
Part of terrace range with the village shop (LB) - coursed rubble and clay tile - important group on lower green.

- B58 Barn to rear of Middle Meadow, Middle Street.  
C.18th. Timber framed and weatherboarded barn - one of few example of timber framing in village - group value with Middle meadow (LB).
- B59 Barns and stable ranges to Burlingham Farm, Middle Street.  
Coursed rubble, red brick and clay tile farmstead buildings now converted to dwellings - group value with Burlingham Farmhouse.
- B60 Burlingham Farmhouse, Middle Street.  
Early C.19th farmhouse - substantially rebuilt and modernised - coursed rubble and clay tiles - group value in Middle Street - good stone wall to roadside boundary.
- B61 Manor Farm Court, Middle Street.  
C.19th farm barn and stable range converted to terraced houses - coursed rubble and red/buff brick with clay tile roofs. Key location and enclosure to street.
- B62 Manor Farmhouse, Middle Street.  
Early C.19th 'late Georgian' red/buff brick and welsh slate hipped roof 2-storey farmhouse. Rubbed brick vousour arches over sash windows.
- B63 Flower Cottage, Middle Street.  
C.18th/19th 2-storey coursed rubble/ red brick with clay tile roof on roadside where it narrows to pathway. Important enclosure to street.
- B64 Ballard Cottage, Ballard Lane.  
Coursed rubble and clay tile - single storey + attics - group value with Flower Cottage.
- B65 Ballards House, Middle Street.  
Large 3/4 storey house - coursed rubble with red brick front (south) elevation welsh slate hipped roof. Group value with Manor House.
- B66
- B67 Old Wesleyan Chapel, Middle Street.  
Small 3-bay chapel - rendered with pointed arch leaded light windows. Steep clay tile roof with decorative ridge tiles. Now in poor condition.
- B68 Little Close, Front Street.  
Mid.C.19th 2-storey red/buff brick and welsh slate roof, sash windows. Prominent location on street corner.
- B69 Barn Cottage, Valanders Lane.  
C.18th (modernised) coursed rubble with steep stone slate roof.
- B70 Church Cottage, Valanders Lane.  
C.19th cottage coursed rubble with clay tile roof dressed stone detailing to chimneys. Prominent location on east corner of churchyard.
- B71 Daisy Cottage and Mizpah Cottage, Apple Tree Close.  
Mixed group of cottages - coursed rubble, welsh slate, red brick and clay tile - prominent on Upper Green.

- B72 Cottage west of Daisy Cottage, Apple tree Close.  
C.19th. Coursed rubble. Group value.
- B73 Barn west of Daisy Cottage, Upper Green.  
2-bay barn - coursed rubble and red clay tile - prominent on Upper Green.
- B74 Margaret's Cottage, Front Street.  
C.19th. coursed rubble and painted render, welsh slate roof. Key location on east side of Upper Green.
- B75 De-Montford Cottage, Grump Street.  
C.18th Large coursed rubble and clay tile farm house - prominent on Upper Green.

## APPENDIX B.

### i. SCHEDULE OF LANDSCAPE FEATURES OF IMPORTANCE TO ILMINGTON CONSERVATION AREA.

Photo No.	Description
1.	View of the village form from Ilmington Downs - a well treed settlement contrasting with the open flat land to the north.
2.	Front Street / Crump Street -the main thoroughfare enriched by boundary treatments and by the wide grass verges. Trees in the grounds of the Manor house are a feature.
3.	Middle Street - in fact hardly more than a pathway at the south end. The Manor house forms a strong enclosure - with open land on the other side.
4.	One of the pathways off Campden Street enclosed by coursed rubble walls.
5.	Orchards at the back of Crabmill.
6.	The lower green and frontage of the Howard Arms -note the fine horse chestnut with a simple seat round it.
7.	The rising open land opposite the Howard Arms - a valuable prospect.
8.	The lane leading south-westward out of the village. The evergreen oak near Crabmill is an important feature.
9.	The entrance gates to the Manor house. Fine dressed stone pillars surmounted with unusual stone finials. The gates are delicate and simple.
10.	Part of the yew topiary in the grounds of the Manor house.
11.	The important open space to the north-west of the Manor house. The fish ponds are a haven of wild life and the house itself is at one with the landscape.
12.	Middle street leading to the back of the Manor house has an air of mystery and discovery.
13.	The churchyard and pathway - the row of pollarded lime trees are an attractive feature.
14.	A typical walled footpath between streets - quiet and unassuming in character.

15. The approach to the village green from Crabmill. Again the large evergreen oak dominates the scene.
16. The war memorial on the upper green - with good views over to the church tower.
17. The well head monument tucked into the lower slopes of the green - simple and effective.
18. The upper green bounded by front street at the bottom of the slope - contributing greatly to the spaciousness of this area - the absence of kerbstones maintains the rural character.
19. The Hill farm seen from the roadside. The large yew tree close to the house is a landmark.
20. The Hill farm seen from high land to the west and showing the village form around the green. The pine and yews are important features.
21. The wall to Church Cottage, one of the many types of stone detailing found in the village and a very good example of a two-tier pitched stone coping on a squared coursed rubble stone wall.
22. The wall to the Hill farm - a random dressed stone wall topped by a burgeoning hedge of Lonicera Nitra.
23. The hurdle maker's cottage (Ashbourne Cottage). The gate is a good example of this rural craft.
24. The hurdle makers craft has spread throughout the village - this is one in Frog Lane.



# Ilmington

1



2



3





## Ilmington

4



5



6





## Ilmington

7



8



9



## Ilmington

13



14



15





Ilmington

10



11



12



## Ilmington

16



17



18





## Ilmington

19



20



21





## Ilmington

22



23



24



ii. LIST OF TREES AND TREE GROUPS IDENTIFIED ON MAPS  
(Including TPO's.)

Note: Individual trees are identified on the plan.  
TPO's are marked only where corresponding to the TPO  
schedules lodged with Stratford District Council.

- A. Group of elm forming a boundary to the conservation area.
- B. A prominent group of pines delineating the public footpath.
- C. A group of sycamore, ash and holly forming the boundary of the conservation area.
- D. A group of sycamore and holly enclosing the sunken track to Ilmington Downs (photo 21).
- E. A small group of yews and conifers around the pool in Frog lane.
- F. An important group of ash trees on the hillside overlooking Crab Mill.
- G. A group of yews and conifers defining the property boundary of Crab Mill.
- H. A group of yews and holly on the brook.
- J. Group of silver birch enclosing open space associated with the upper green.
- K. Yews and hollies enclosing The Grange.
- L. A group of ash, beech and horse chestnut leading out of the village into the countryside.
- M. A group of poplar defining the conservation area.
- N. A roadside group of young ash - important enclosure.
- O. A belt of pine and lime screening the Manor House.
- P. A young plantation of oak which will eventually assume importance.
- Q. A group of willow around the fish ponds.
- R. Corner group of mature yew, ash and pine in grounds of The Manor House.
- S. A similar group of mature pine and beech on the Manor House driveway.