

## Appendix 6

### Non-designated Heritage Assets in the Burton Overy Neighbourhood Area

#### The Old Coach House, Main Street, Burton Overy

External and documentary evidence suggests that the Old Coach House was built mainly in the early to mid-C18th. Originally it was within the curtilage of the nearby Grade II listed Higher House but since 1990 it has been a separate dwelling. The Old Coach House is built in red brick with some blue bricks used randomly. The roof is of Swithland slate and there is a parapet gable with kneelers to the north-east end and a paraged verge to the south-west. The north-east elevation retains some remnant timber box framing with brick nogging. The north-west elevation stands adjacent to the pavement on Main Street and has three windows each with segmental arched heads and casements with small panes. There is a small area of mixed rubble stone and brick forming a plinth to part of the frontage. The south-west elevation has a circular window high in the gable.



Leicestershire & Rutland Historic Environment Record:  
**HER MLE23488.**

Age: Early to mid C18th

Architectural/aesthetic interest: As above

Rarity: Yes

Group value: No

Archaeological value: Possibly

Local landmark: No

Community value: No

In Conservation Area: Yes

## The Congregational Chapel, Main Street, Burton Overy

This attractive building was built on Main Street in 1855 at a cost of £300. It was probably designed by the same architect as the Old School on Elms Lane. It is constructed from red-brick with a slate roof and stone dressings. The central porch is flanked by Gothic windows with interlacing tracery. It was originally called the Independent Chapel and then later renamed the Congregational Chapel. It was well used by villagers for religious observance until it was sold in the late 1970s for conversion to a private residence. The chapel originally stood in a small graveyard and some gravestones are still in place at the front of the dwelling.



Leicestershire & Rutland Historic Environment Record:  
HER **MLE23948**.

Age: Built in 1855

Architectural/aesthetic interest: As above

Rarity: Yes

Group value: No

Archaeological value: Possibly

Local landmark: No

Community value: No

In Conservation Area: Yes

## C17th/C18th Century Farm Bridge

A farm bridge possibly dating back to the 17th or 18th Century. The brick footbridge links two fields located on opposite sides of the Washbrook water course. It is used by both walkers following a local footpath and grazing animals. The bridge has almost certainly been subject to major renovation on numerous occasions.

Leicestershire & Rutland Historic Environment Record:  
HER **MLE22272**



Age: Possibly dating back to C17th.

Architectural/aesthetic interest: Limited

Rarity: Yes

Group value: No

Archaeological value: Possibly

Local landmark: No

Community value: Yes

In Conservation Area: No

## The Old School, Elms Lane, Burton Overy

The Old School was built in the middle of the C19th on land donated by a local village family. The building cost £300, the specification and plans of which are retained in the County Record Office. One playground was in the front of the school building and the other to the north, the sexes being segregated at playtime.

Burton Overy Church-of-England Primary School closed in the 1960s and was turned into a pretty Victorian country cottage. It is reported that the cottage still has covenants in the deeds in case it needs to be requisitioned as a school again!



Age: Built circa 1860.

Architectural/aesthetic interest: Moderate

Rarity: Yes

Group value: Yes (Given neighbouring properties)

Archaeological value: No

Local landmark: No

Community value: No

In Conservation Area: Yes

## The Old School House, Elms Lane, Burton Overy

The Old School House is a fine red-brick Victorian building which stands imposingly at the crossroads linking Main Street with Elms Lane and Scotland Lane. It was built in the middle of the C19th at the same time as the adjacent school building as accommodation for the head teacher. The last school mistress was Mrs V. Hogben, who had 18 pupils in a single class, prior to the closure of the school in the 1969. The Old School House is now a private residence.



Age: Built circa 1860

Architectural/aesthetic interest: Moderate

Rarity: Yes

Group value: Yes (Given neighbouring properties)

Archaeological value: No

Local landmark: No

Community value: No

In Conservation Area: Yes



## The Springs, Carlton Lane, Burton Overy

A local family began the building of The Springs in the late 1930's. However, with the intervention of the war, the house was not completed until the end of hostilities. The Springs is a fine building which takes its design from the Arts and Crafts style with a steep slate roof and very handsome brick detailing, the latter quality featuring in the Harborough District Council conservation area statement. The property is well set back from Carlton Lane with the house and adjacent double garage providing an imposing frontage. This together with the terraced front garden and thatched outbuilding underlines the status of the Springs as a building of significant character. The extensive grounds of the Springs include a tennis court which has been used for tennis coaching of local children right up to the present day.



Age: Circa 1945

Architectural/aesthetic interest: As above

Rarity: No

Group value: No

Archaeological value: No

Local landmark: Yes

Community value: No

In Conservation Area: Yes

## The Paddocks, Main Street, Burton Overy

An imposing three-storey Georgian manor house situated on the southern approach to the village of Burton Overy. The extensive grounds to the rear of the main building include a range of outbuildings and impressive ornamental gardens, which can be accessed via an attractive archway in a side extension to the main house. The Paddocks is considered to be one of the most notable houses in the village. In its day it was the centre of many village activities including garden fetes, the local tennis club and local fox hunts.



Age: C17th or C18th

Architectural/aesthetic interest: Moderate

Rarity: Yes

Group value: No

Archaeological value: Possibly

Local landmark: Yes

Community value: No

In Conservation Area: Yes

## Bell Lane Terrace, Bell Lane, Burton Overy

This is an interesting and unusual group of three cottages located on the southside of Bell Lane opposite to the Bell public house and its adjoining carpark. The terrace comprises three distinct dwellings, Forge Mews, Yearnor and Travellers Joy, all of which front directly onto the street, although in one case, with steps up to an elevated front entrance. At the top of Bell Lane, the terrace adjoins the exterior wall of Smith's Cottage (now also known as Corner Thatch) which is a Grade II listed building. The original Smith's Cottage dates back to circa 1650 with recent renovation uncovering many wattle and daub interior panels. It is likely that the three cottages of the terrace date back similarly and in common with many other originally timber framed houses have had their outer walls infilled with brick. The village blacksmith lived in Smith's Cottage with his forge next door. The timber-framed beginnings of Yearnor Cottage are evident in its interior wall and ceiling beams, with one such carved beam marked with the date 1651 and the author's initials.



Age: Circa 1650

Architectural/aesthetic interest: Moderate

Rarity: Yes

Group value: Yes

Archaeological value: Possibly

Local landmark: Yes

Community value: No

In Conservation Area: Yes



## Boundary Wall to Manor House Farmyard, Main Street, Burton Overy

The western boundary of the farmyard adjoining the Grade-II listed Manor House Farmhouse runs along Main Street up to the junction with Elms Lane, Scotland Lane and Rectory End. This boundary is defined by a long red brick wall, which in part serves as the external wall of a farm building. Much of this old wall is built on a mixed rubble and stone base. The red brick structure provides an appealing perspective when viewed from the church yard opposite and completes a swathe of heritage assets in this historic part of the village.



Age: Likely C19th or early C20th

Architectural/aesthetic interest: Modest

Rarity: No

Group value: No

Archaeological value: Possibly

Local landmark: Yes

Community value: No

In Conservation Area: Yes

## The Stable House, Rectory End, Burton Overy

The buildings that comprise The Stable House were built in 1790 to serve as a stable block for the adjacent Ivy Cottage, the latter being a hunting lodge used by visiting gentry.

Ivy Cottage is now a Grade II listed building, whereas The Stable House has, since 1979, been a separate private residence. Stable House is “L” shaped. The long side which points south to Rectory End was once four stables with accommodation above for the respective grooms. The base of the “L” consisted of a kitchen and carriage garage, with the upper floor serving as a tack room and hay loft. The upper floors of the two buildings were and still are accessed by separate staircases. The original access to the stable yard was via gates on the west side of the building.



Age: Built in 1790

Architectural/aesthetic interest: Moderate

Rarity: Yes (Given neighbouring properties)

Group value: No

Archaeological value: Possibly

Local landmark: No

Community value: No

In Conservation Area: Yes

## The Village Hall, Rectory End, Burton Overy

Burton Overy has had a Village Hall since 1922. The hall, situated in the quiet backwater of Rectory End, originally comprised two 18th century cottages which, at the time, were occupied by gardeners employed at the nearby Rectory. In 1922 the property was converted to a village event and meeting room with the addition of a large wooden hall at the rear. In 2001 the old rear hall was replaced by a modern function room along with renovated kitchen and toilets. In 2017, a Lottery Grant of £10,000 was awarded to renovate the entrance to the Hall, providing better and safer access, and also to provide more suitable parking for disabled users.



The hall has now entered its second century as a hub for village social events and is well used. Visitors are often surprised by the excellent views over open countryside to the north as well as at the superb summer sunsets over the distant ridge.

Age: circa C18th

Architectural/aesthetic interest: Modest

Rarity: Yes (Given neighbouring properties)

Group value: No

Archaeological value: No

Local landmark: Yes

Community value: Yes

In Conservation Area: Yes

## The Coach House, Rectory End, Burton Overy

The Coach house stands on the footprint of a building that was originally used to house the coaches and horse livery belonging to the Rectory next door. It was rebuilt in 1977 in the style of the original Coach House using reclaimed handmade bricks, together with Swithland slate tiles which cover the hipped roof.

The paths, gullies and patio area have all been laid using reclaimed materials including cobbles found under the drive. Internally an Inglenook fireplace has been built from bricks taken out of a C19th church in nearby Kilby.



Age: C20th (originally C18th or C19th)

Architectural/aesthetic interest: Modest

Rarity: No

Group value: Yes (Given neighbouring properties)

Archaeological value: Possibly

Local landmark: No

Community value: No

In Conservation Area: Yes