



Notable Buildings in the Parish of Market Bosworth

Market Bosworth Society

2014

Introduction

The Parish of Market Bosworth is located in the countryside of western Leicestershire, in an area where large country estates survived intact until the 20th century, where land ownership is still relatively unfragmented, and where soils and climate favour traditional mixed farming.

In the Middle Ages, the demesne tenants of the Manor of Bosworth were the Harcourts, who held the manor until 1509. After passing through the hands of the Greys and Hastings, the Manor was sold to Sir Wolstan Dixie in 1589, and remained in the hands of the Dixie family until 1885, when the entire estate was sold to Charles Tollemache Scott. The estate was finally broken up and sold in 1913.

This continuity has enabled the town of Market Bosworth to retain its traditional shape, street plan, property alignments and much of its former character. Conservative management of the countryside has also allowed the preservation of traces of medieval and older boundaries and patterns of land use.

Market Bosworth Society aims to preserve, conserve, and enhance the built and natural environments of the area, to stimulate public interest in the area, and to promote high standards of planning, architecture, design and construction. In pursuit of these objectives, the Society has produced a Character Appraisal of the Market Bosworth Conservation Area (2006), a Town Trail (2009), and an Appraisal of the Character of the Approaches to the Market Bosworth Conservation Area (2013).

This report has been prepared to support the preparation of the Market Bosworth Neighbourhood Plan, with the aim of identifying those local buildings which have the greatest impact on the character of Market Bosworth. The architectural significance of a listed building may lie in its materials and structure, but the Society takes the view that the setting of individual buildings is crucial to a proper appreciation and understanding of their significance.

Some of the buildings and other structures identified in this report will be investigated in more detail, and may be put forward for consideration by the Local Planning Authority for inclusion in the developing Local Heritage Asset List. This list will recognise heritage assets that are valued by the community for a variety of reasons, including age, rarity, aesthetic value, group value, evidential value, historic association, archaeological interest, design, landmark status or social and communal value.

The Neighbourhood Plan and supporting documents will be reviewed during the plan period.

This survey was carried out by Ian Farquharson, Peter Loseby, Cathy Monkman, and Chris Peat between October 2013 and March 2014.

Contents

	Page
Listed buildings in the Parish of Market Bosworth	7
Notable buildings	10
By Name of Property	
Bakery Cottage	21
Barncroft	27
Beaumont House	22
Beech House	14
Blacksmith's House and Forge	19
Boat House	29
Coach House	10
Crescent	26
Cow Pastures Farm	13
Former chapel r/o 7 - 11 Station Rd	24
Free Church, Barton Road	11
Friezeland Farm	30
Hall Gates	14
Harcourt Mill	11
Hollybank	27
Holy Bones	15
Lindley House	22
Magistrates Court	22
9 - 11 Main Street	16
15 - 23 Main Street	16
25 - 27 Main Street	17
29 - 37 Main Street	17
Market Bosworth Station complex	25
Mooreland House	11
The Mount	27
Nursery Barn	22
Oakwood, 4 Rectory Lane	21
Park Keeper's Lodge, Far Coton	30
Park Pale	13
4 - 8 Park Street	19
9 -11 Park Street	19
12 - 16 Park Street	20

24 Park Street	20
44 - 46 Park Street	20
Police House	18
Police Station	22
Poor House, Shenton Lane	23
Ridge & furrow fields, Shenton Lane	23
Ridge and furrow, Bosworth Park	29
82 - 84 Shenton Lane	23
Silk Hill	12
South Farm, 62 Shenton Lane	23
Southgate, Sutton Lane	28
29 & 31 Station Road	24
6 - 10 Sutton Lane	28
12 - 14 Sutton Lane	28
Under Master's House	10
White House	20

By Street

Back Lane

Coach House	10
Under Master's House	10

Barton Road

Free Church	11
Harcourt Mill	11
Mooreland House	11
Silk Hill	12

Bosworth Road

Cow Pastures Farm	13
Park Pale	13

Church Street

Beech House	14
Hall Gates	14
Holy Bones	15

Main Street

9 - 11	16
15 - 23	16
25 - 27	17
29 - 37	17

Market Place	
Police House	18
 Park Street	
Blacksmith's House & Forge	19
4 - 8	19
9 - 11	19
12 - 16	20
24	20
44 - 46	20
The White House	20
 Rectory Lane	
Bakery Cottage	21
4 Oakwood	21
 Shenton Lane	
Beaumont House	22
Lindley House	22
Magistrate's Court	22
Nursery Barn	22
Police Station	22
Poor House	23
82 - 84 Shenton Lane	23
South Farm	23
Ridge & furrow fields	23
 Station Road	
Former chapel r/o 7-11	24
29 - 31	24
The Crescent	26
Market Bosworth Station Complex	25
 Sutton Lane	
Barncroft, 23 Sutton Lane	27
Hollybank, 18 Sutton Lane	27
The Mount, 20 Sutton Lane	27
Southgate, 24 Sutton Lane	28
6 - 10	28
12 - 14	28

The Park

Boat House, Beau Pool 29

Ridge & furrow, Bosworth Park 29

Wellesborough Road

Friezeland Farm 30

By Place**Far Coton**

Park Keeper's Lodge 30

Market Bosworth Country Park

Boat House, Beau Pool 29

Ridge & furrow, Bosworth Park 29

Silk Hill 12

Listed buildings in the Parish of Market Bosworth

Barton Road

Home Farm Cottage	Grade II: 30 May 1986
Barns at Home Farm Cottage	Grade II: 13 October 1986
Milepost opposite Hillrise	Grade II: 16 January 1997

Church Street

5, Church St	Grade II: 13 October 1986
The Grey House	Grade II: 7 November 1966
Church of St Peter	Grade II*: 25 March 1976

Main Street

1 Main St	Grade II: 20 October 1952
2 Main St	Grade II: 3 August 1970
3 Main St	Grade II: 16 April 1974
4 & 6 Main St	Grade II: 13 October 1986
5 & 7 Main St	Grade II: 13 October 1986
The Old Club House	Grade II: 7 November 1966
Dower House	Grade II*: 7 November 1966
Dixie Arms Public House	Grade II: 13 October 1986
10 & 12 Main St	Grade II: 13 October 1986
Red Lion Public House	Grade II: 13 October 1986

Market Place

War Memorial	Grade II: 7 November 1966
1, 3, 3a Market Place	Grade II: 13 October 1966
4 & 6 Market Place	Grade II: 13 October 1986
8 & 10 Market Place	Grade II: 22 August 1982
9 Market Place	Grade II: 13 October 1966
12 – 18 Market Place	Grade II: 13 October 1966
19 – 23 Market Place	Grade II: 13 October 1966
20 Market Place	Grade II: 7 November 1966
25 Market Place	Grade II: 23 March 1989
The Wheatsheaf, Market Place	Grade II: 13 October 1966
K6 Telephone Kiosk	Grade II: 13 October 1986

Park Street

26 Park St	Grade II: 13 October 1986
28 Park St	Grade II: 30 October 1984

30 Park St	Grade II: 13 October 1986
31 Park St	Grade II: 25 March 1976
Church of England School	Grade II: 29 January 1991

Rectory Lane

The Old Rectory	Grade II: 13 October 1986
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Shenton Lane

Rainbow Cottage	Grade II: 7 November 1966
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Station Road

Former Bank	Grade II: 16 January 1997
Former Grammar School	Grade II: 13 October 1986
1 Station Rd	Grade II: 13 October 1986
3 & 5 Station Rd	Grade II: 13 October 1986
7, 9 & 11 Station Road	Grade II: 13 October 1986
13 Glebe Farmhouse	Grade II: 13 October 1986
17 & 19 Station Rd	Grade II: 13 October 1986
21 Station Rd	Grade II: 13 October 1986
23 Station Rd	Grade II: 13 October 1986
25 Station Rd	Grade II: 13 October 1986
27 Station Rd	Grade II: 11 June 1975
18 & 21 Westhaven Court	Grade II: 7 November 1966
Aylesbrook Cottage	Grade II: 13 October 1986

Sutton Lane

Pump	Grade II: 7 November 1966
9 Sutton Lane	Grade II: 13 October 1986

The Park

Screen wall to front of Hall	Grade II: 13 October 1986
Screen wall to Hall garden	Grade II: 13 October 1986
Iron Bridge	Grade II: 13 October 1986
South bridge over moat	Grade II: 13 October 1986
Walled garden, greenhouses and tower	Grade II: 13 October 1986
Triumphal arch in walled garden	Grade II: 13 October 1986
Game larder	Grade II: 13 October 1986
Dogs Grave	Grade II: 7 November 1966
Ice House	Grade II: 13 October 1986
Bosworth Park Infirmary	Grade II*: 7 November 1966
Gate Piers to Bosworth Park	Grade II: 13 October 1986
Lodge to Bosworth Park	Grade II: 28 September 1977

Warwick Lane

2 & 4 Warwick Lane

Grade II: 16 January 1997

11 Warwick Lane, Warwick House

Grade II: 16 January 1997

Countryside

The Hercules Monument

Grade II: 28 May 1987

Two Horse Memorials

Grade II: 7 November 1966

Far Coton

Coton Priory Farmhouse

Grade II: 25th March 1976

Farm building at Coton Priory Farm

Grade II: 25th March 1976

Former dairy at Coton Priory Farm

Grade II: 25th March 1976

Outbuilding at Coton Priory Farm

Grade II: 25th March 1976

The names and locations in the above list are copied from the original designation statements and may have changed - for example Bosworth Park Infirmary is now Bosworth Hall Hotel.

Back Lane

Notable buildings

Coach House, Back Lane

SK 40501 03176

Originally 3-bay coach house and stable to the 18th century Club House - the bricked up entrances to the coach bay and two stable bays can be clearly seen in the southern elevation. The bay nearest the main building was the coach bay with a loft above which provided the accommodation for the stable boys. The other two bays were stables.



Undermaster's House, Back Lane

also known as **The Cottage**

SK 40570 03105

The value of this building is intrinsic with the associated buildings and history of the Dixie Grammar School. Although it stands in its own garden, this building is a curtilage structure within the site of the listed Dixie Grammar School.



Barton Road

Listed buildings

Home Farm Cottage
Barns at Home Farm Cottage
Milepost opposite Hillrise

Grade II: 30 May 1986
Grade II: 13 October 1986
Grade II: 16 January 1997

Notable buildings

Free Church, Barton Road
SK 4060 0327

Original buildings to the rear of the chapel are of historic interest, and the combination of their roof materials, gables and roof lines complement those of the adjacent outbuildings of the listed Dower House and make a significant contribution to the street scene.



Harcourt Mill, Barton Road
SK 4015 0432

17th century building, largely of Carlton Stone, associated with the remains of the embanked mill pond and a significant element in the local landscape. The building is a local landmark for walkers on public footpath S69. There is documentary evidence of a water mill on this site since 1294; the mill was in use until the late 1950s, and was then converted into a dwelling.



Mooreland House, 7 Barton Road
SK 40606 03421

Four-storey three-bay Victorian villa built in 1895 with cellar, believed to be based on the design of seaside villas in Bournemouth. The highly decorated design is the only one of its type to be found in the Parish.



Silk Hill, off Barton Road
SK 4045 0340

Spring, associated with enclosures, and ridge and furrow, probably of medieval date. Evidence of former land use near to settlement. Site is of great community value as the traditional place for sledging following snowfall.



Bosworth Road

Notable buildings

Cow Pastures Farm, Bosworth Road SK 40183 03020

An estate farm situated on the eastern boundary of the old Bosworth Park and originally belonging to the 2nd Baronet (1629 -1692). Probably built around 1690, with third floor added later. The farm was part of the estate until 1931.



Park Pale (ditch and bank), land adjacent to Bosworth Road and crossed by public footpath S56 SK 4173 0350 to at least SK 4148 0400

Earth bank and deep ditch, forming western boundary of '*Le Holde* Park' of 1292. Important evidence of former land enclosure and use.



Church Street

Listed buildings

5, Church St
The Grey House
Church of St Peter

Grade II: 13 October 1986
Grade II: 7 November 1966
Grade II*: 25 March 1976

Notable buildings

Beech House, Church Street
SK 40670 03254

Beech House was, for most of its history, where the Doctor held his surgery and would have been a focal point for the community. The combined structures of Grey, Red and Beech Houses create a formidable street scene on the north side of Church Street. Their size does not impact upon the grandeur of the Church at the top of the street whilst they, in their turn are not overpowered by the Church's structure.



Hall Gates, Church Street
SK 40670 03254

The four gate pillars, gates, and associated gilded fretwork mark the boundary between Church Street and the grounds to Bosworth Hall. They are of high design value, and an important part of the street scene.



Holy Bones, Church Street

SK 40694 03232

Holy Bones, formerly known as Gardener's Cottage, has strong connections with the Bosworth Estate. It is one of the few remaining buildings that carry the Dixie crest of an Ounce (snow leopard) - above the porch.



Main Street

Listed buildings

1 Main St	Grade II: 20 October 1952
2 Main St	Grade II: 3 August 1970
3 Main St	Grade II: 16 April 1974
4 & 6 Main St	Grade II: 13 October 1986
5 & 7 Main St	Grade II: 13 October 1986
The Old Club House	Grade II: 7 November 1966
Dower House	Grade II*: 7 November 1966
Dixie Arms Public House	Grade II: 13 October 1986
10 & 12 Main St	Grade II: 13 October 1986
Red Lion Public House	Grade II: 13 October 1986

Notable buildings

9 – 11 Main Street

SK 40690 03132

The frontage of the hair salon has been untouched for well over 100 years and the door, window frame and left hand glass are probably original. It is the only example of an unaltered shop frontage in the centre of the town. The two shops complement the line of buildings, of which the others (1-7) are listed.



15-23 Main Street

SK 40670 03254

The three dwellings comprise a low cottage, a larger building that is known to have been a business in the late 19th century, and a tall but narrow three storey dwelling. In spite of differences in roof line, pitch, chimney position, design, and detailing, the three buildings form a harmonious unit and enhance the street scene.



25 - 27 Main Street

SK 40613 03181

These typical vernacular buildings reinforce the building line on the west side of Main Street which should be retained to ensure that the essential character of the town is preserved. No 27 appears to be on the same site as a building on a map of 1592.



29 -37 Main Street

SK 40616 03216

This group of buildings forms an integral part of the street scene which carries on into the Market Place. The decorative brickwork, porch canopies and stone steps add character to the view along Main Street



Market Place

Listed buildings

War Memorial	Grade II: 7 November 1966
1, 3, 3a Market Place	Grade II: 13 October 1966
4 & 6 Market Place	Grade II: 13 October 1986
8 & 10 Market Place	Grade II: 22 August 1982
9 Market Place	Grade II: 13 October 1966
12 – 18 Market Place	Grade II: 13 October 1966
19 – 23 Market Place	Grade II: 13 October 1966
20 Market Place	Grade II: 7 November 1966
25 Market Place	Grade II: 23 March 1989
The Wheatsheaf, Market Place	Grade II: 13 October 1966
K6 Telephone Kiosk	Grade II: 13 October 1986

Notable buildings

Police House, Market Place

SK 40624 03025

The ‘Queen Anne’ style of building is a fine example of a style much favoured by Squire Scott and reflects the late 17th century architecture of the Hall. The Police House is connected to the Police Station and Magistrate’s Court in Shenton Lane, and these buildings make a strong municipal statement on this key corner.



Park Street

Listed buildings

26 Park St	Grade II: 13 October 1986
28 Park St	Grade II: 30 October 1984
30 Park St	Grade II: 13 October 1986
31 Park St	Grade II: 25 March 1976
Church of England School	Grade II: 29 January 1991

Notable buildings

Blacksmith's House and Forge 13-15 Park Street SK 40690 03132

The forge is one of the few working examples remaining in the area. The house is an imposing three storey building that dominates the north side of Park Street. The last blacksmith, Mr Clem Phillips was very successful in farrier competitions especially at the Royal Show.



4 - 8 Park Street SK 40637 03159

This line of buildings defines the building line on the south side of Park Street. The detailing and style of openings in this row show a gradual transition from the adjoining number 2, which is listed.



9 & 11 Park Street SK 40690 03132

This distinctive pair of dwellings offers a different style of architecture to all of the other buildings to be found in Park Street, and as such enhances the character and ambience of the street scene in this part of the town.



12-16 Park Street

SK 4066 0312

A terrace of three cottages which reinforce the building line along the southern side of Park Street.



24 Park Street

SK 40690 03132

Probably built late 18th century, on a curved building line at right angles to Park Street. The wall facing Park Street defines the end of a strong building line back to number 2. The building contrasts with the small cottages on either side, but complements the larger buildings on the other side of the road.



White House, 22 Park Street

SK 40690 03132

During the recent renovations it was discovered that the property, both externally and internally, is built with Carlton stone which makes it the only surviving example of its type in the town. The house is known as the 'White House' which could have referred to the colour of the Carlton stone.



44 - 46 Park Street

SK 4079 0310

This building occupies a key position at the approach to the Conservation Area. The use of local bricks, including moulded bricks in the eaves courses, blue clay roof tiles and central chimney stack serve to introduce the key materials to be found in many listed buildings.



Rectory Lane

Listed buildings

The Old Rectory

Grade II: 13 October 1986

Notable buildings

Bakery Cottage, 2 Rectory Lane

SK 40791 02992

The property, dating back to the 16th century, is one of the oldest surviving buildings in the Town. It holds a commanding position at the junction of Rectory Lane and Sutton Lane.



Oakwood 4, Rectory Lane

SK 40660 03011

This handsome three bay building is the only one of its style in the town, and it holds a commanding position opposite a public car park. Originally a nail maker's workshop, Squire Scott had it reconstructed as a dwelling for his gamekeeper.



Shenton Lane

Listed buildings

Rainbow Cottage

Grade II: 7 November 1966

Notable buildings

Beaumont House and Lindley House, Shenton Lane
SK 39354 00689

A fine example of the local builder's work. These two identical large villas face south. Each side of the buildings is of the same length giving a symmetrical look to the dwellings. The large bay windows ensure that the living and dining rooms are light and airy. The use of stained glass adds a touch of opulence to the external finish of the building.



Police Station & Magistrates Court
SK 40624 03025

The 'Queen Anne' style of building is a fine example of a style much favoured by Squire Scott and reflects the late 17th century architecture of the Hall. The complex was built in 1896 to replace the old police station, Warwick House on Warwick Lane.



Nursery Barn, off Coton Lane
SK 4008 0235

Historic barn with walled yard, in prominent position in landscape, and built partly of Carlton Stone.



The Poor House, Shenton Lane

SK 4050 0286

Early 19th century, probably built for the master of the workhouse. Wall at rear built of Carlton Stone. Probably part of the original workhouse hovels.



South Farm, 62 Shenton Lane

SK 40420 02842

The unique style of this imposing dwelling, built in about 1895, contrasts with the agricultural buildings and farmhouses being built on the Bosworth Estate by Squire Tollemache Scott at about the same time. The dwelling was built for a local veterinary surgeon, and included a surgery, carriage house, saddle room, two-bay stable, loose box, manure pit and separate sick box off a yard enclosed by a high wall.



82 - 84 Shenton Lane

SK 4043 0273

These are the first dwellings to be encountered on this approach to Market Bosworth, and exhibit local vernacular building materials and style. Both properties have recently been refurbished to a high standard and in keeping with their original character.



Ridge and furrow (two fields), Shenton Lane

SK 4025 0255

The best example of medieval curved ridge and furrow bear to the town.



Station Road

Listed buildings

Former Bank	Grade II: 16 January 1997
Former Grammar School	Grade II: 13 October 1986
1 Station Rd	Grade II: 13 October 1986
3 & 5 Station Rd	Grade II: 13 October 1986
7, 9 & 11 Station Road	Grade II: 13 October 1986
13 Glebe Farmhouse	Grade II: 13 October 1986
17 & 19 Station Rd	Grade II: 13 October 1986
21 Station Rd	Grade II: 13 October 1986
23 Station Rd	Grade II: 13 October 1986
25 Station Rd	Grade II: 13 October 1986
27 Station Rd	Grade II: 11 June 1975
18 & 21 Westhaven Court	Grade II: 7 November 1966
Aylesbrook Cottage	Grade II: 13 October 1986

Notable buildings

29 & 31 Station Road

SK 40482 03075

The properties are the final two buildings in a row of listed buildings with a uniform building line along the southern side of Station Road. Although retail outlets, both properties complement the adjoining row and are an important element of the street scene.



Former Chapel, rear of 7-11 Station Road

SK 4051 0307

Unusual building, rare survival of old chapel design, with strong local historical associations with the dissenting movement.



Market Bosworth Station Complex, Station Road

SK 39361 03163

This complex of buildings, built 1870 - 73, comprises the railway station bridge and platforms, station master's House, administrative building, goods shed, signal box, platform shelters and weighbridge all in a distinctive railway style. Opened in 1873, the station was closed for regular passenger services on 13th April 1931. The goods service ceased in 1968, and the Battlefield Line took over the line in 1970.

The waiting rooms on the 'down' platform are not original. The southern building is part of a signal box from Abbey Station in Nuneaton whilst the northern building came from Chester Road Birmingham. None of the signal gantries are original but there is an original signal pillar adjacent to the bridge.



The Crescent, 122 – 168 Station Road
SK 40023 03211

The Crescent comprises 24 semi-detached houses which were the first council houses to be built by Market Bosworth Rural District Council. At the time they offered facilities such as flushing toilets and a bathroom to tenants who had hitherto not known such 'luxury'. This coherent development has social and communal value.



Sutton Lane

Listed buildings

Pump
9 Sutton Lane

Grade II: 7 November 1966
Grade II: 13 October 1986

Notable buildings

Barncroft, 23 Sutton Lane
SK 40641 02944

Approaching the town centre along Sutton Lane this substantial villa residence can be seen on the boundary of the conservation area. Its style and dominant position make an excellent 'opening statement' of the rich and varied architecture that can be found within the town.



Hollybank, 18 Sutton Lane
SK 40641 02944

The property adds to the character of this unique approach to the Town Centre. Sutton Lane has a rich variety of styles of architecture not to be found in any other of the approaches to the town.



The Mount, 20 Sutton Lane
SK 40641 02944

The property adds to the character of this unique approach to the Town Centre. Sutton Lane has a rich variety of styles of architecture not to be found in any other of the approaches to the town.



Southgate, 24 Sutton Lane

SK 40641 02944

Approaching the town centre along either Shenton or Sutton Lane this substantial villa residence, built in the 1920s stands on the boundary of the Conservation Area. Its style and dominant position make an excellent 'opening statement' on the Sutton Lane approach to the Market Bosworth Conservation Area.



6-10 Sutton Lane

SK 4060 0295

These properties, built in 1890, are an example of the diversity in design favoured by Squire Tollemache Scott. The hung tile design is unique in Bosworth and is rare in the East Midlands.



12-14 Sutton Lane

SK 4060 0294

Approaching the town centre these unassuming older properties follow on from Victorian family houses and mark the transition from speculative development to the older core of the town and the character of the remaining approach into the Market Place. The cottages were originally thatched.



The Park

Listed buildings

Screen wall to front of Hall	Grade II: 13 October 1986
Screen wall to Hall garden	Grade II: 13 October 1986
Iron Bridge	Grade II: 13 October 1986
South bridge over moat	Grade II: 13 October 1986
Walled garden, greenhouses and tower	Grade II: 13 October 1986
Triumphal arch in walled garden	Grade II: 13 October 1986
Game larder	Grade II: 13 October 1986
Dogs Grave	Grade II: 7 November 1966
Ice House	Grade II: 13 October 1986
Bosworth Park Infirmary	Grade II*: 7 November 1966
Gate Piers to Bosworth Park	Grade II: 13 October 1986
Lodge to Bosworth Park	Grade II: 28 September 1977

Notable buildings

Boat House, Beau Pool

SK 41119 02841

The boat house is the only remaining building in the Country Park that can be directly attributed to the estate, and was probably built in the 19th century. The superstructure is of wood, set upon narrow brick walls.



Ridge and furrow, Bosworth Park

SK 41110 0310

There are several areas of ridge and furrow in the present Country Park, though the most striking are near the road. These show that this land was cultivated before it became a deer park.



Wellesborough Road

Notable buildings

Friezeland Farm, Wellesbrough Road
SK 38617 03246

The farm was rebuilt by Charles Tollemache Scott in about 1890 to demonstrate how he thought a modern farm should function. He did not order the demolition of the old farm but took great pains to ensure that a great deal of the original Carlton Stone building be incorporated into the new structure by fashioning the new brick work around the original structure.



Far Coton

Listed buildings

Coton Priory Farmhouse
Farm building at Coton Priory Farm
Former dairy at Coton Priory Farm
Outbuilding at Coton Priory Farm

Grade II: 25th March 1976
Grade II: 25th March 1976
Grade II: 25th March 1976
Grade II: 25th March 1976

Notable buildings

Park Keeper's Lodge, Far Coton
SK 3875 0195

One of the remaining two Park Keepers Cottages built on the orders of Charles Tollemache Scott in 1880. Squire Scott commissioned three lodges to be built around his estate to house his Park Keepers. The other two were in Carlton (since demolished), and Cadeby.

