



Wilstead Neighbourhood Plan 2020 - 2035

Annex C Historical and Important Buildings

Draft Mar 2021

Listed Buildings are already protected under legislation and Local Plan policy 41S which requires that proposals for alterations to heritage assets must be assessed on their impact on the value of that asset. There are 23 Listed Buildings within the parish as follows:

- All Saints Church
- 5 & 7 Bedford Road (The old Red Lion)
- Vicarage farmhouse – Bedford Road (West side near pull-off)
- Dove Cottage (Duck End lane)
- Duck End Farmhouse
- Barn at Duck End farmhouse
- 7 Church Road (Winter's Moon)
- 8 Church Road
- Church Cottage – Church Road (next to Churchyard)
- Orchard Cottage – 6 Luton Road
- 16a Luton Road (Eyebrow Cottage)
- Little Church Farmhouse (Vicarage Lane)
- Church Farmhouse (Vicarage Lane)
- The Old Manor House – Cotton End Road (near garage)
- Manor Farmhouse – Cotton End Road
- The Granary at Manor Farmhouse
- Long Thatch – 58 Cotton End Road
- 80 & 82 Cotton End Road
- Spindle Cottage – 94 Cotton End Road (Corner of Ivy lane)
- Compton Cottage - 12 Ivy Lane
- 229 – 233 Cotton End Road (Littleworth)
- Bromford – Cotton End Road (opp Elms Lane)
- Cotton End Manor Farmhouse (Elms Lane)

A list of non-designated heritage assets set out below has been compiled and consulted upon in the questionnaire and seeks to recognise the historic importance of local buildings that are not listed buildings in the Parish. The buildings and features identified may not be of sufficient architectural or historic merit to justify listing, but they are an important part of the character of the Parish. An average of 84% of those responding in the survey considered that these buildings should have a form of protection. The policy will help to ensure they are retained.

They are:

- 47 Cotton End Road
- The Elephant and Castle (former pub) 49 Cotton End Road,
- The Rose (former pub) 265 Cotton End Road near Littleworth
- The Woolpack pub
- The Old Infants School (78 Cotton End Road)
- Wilstead Post Office (33, Cotton End Road)
- Wilstead Methodist Church

47 Cotton End Road



47 Cotton End Road is an unassuming 19th century private house. For many years, however, it was a bakery.

The property comprised a parlour, a living room and a kitchen with three bedrooms upstairs. The bakehouse, measuring 14 feet by 10 feet and with a five-bushel oven, stood outside along with a washhouse measuring 8 feet by 10 feet, a stable and an old barn.

The Elephant and Castle (former beerhouse) 49 Cotton End Road



The Elephant and Castle was first licensed in 1848. The premises consisted of a tap room, a bar, a parlour, a kitchen, a cellar, a large club room and four bedrooms with a corn barn, stable, piggeries, small farmyard, small garden “and a very Superior Well of Good Water”. An old stable, a garage and a storeroom all lay outside.

Trade in the early 1900s comprised about half a barrel (eighteen gallons) per week.

The property is now a private house.

The Rose (former pub) 265 Cotton End Road near Littleworth



In 1927 Charles Wells (the brewers) applied for planning permission to build the current property on the site of a former beerhouse. In 1934 they applied for permission for an outbuilding to house a portable forge. At some point after 1996 the Rose closed its doors for the last time and is now a private house.

The Woolpack pub



There is a history of a cottage on this site from the early 18th century. This may be the same building as the current Woolpack, or it may be an older building on the same site. The building was licensed as the Woolpack, a beerhouse, in 1846.

In 1875 it was purchased by Bedford brewers Newland & Company. The particulars state: “a stud-built, rough-cast and slated freehold dwelling house formerly known as “The Wool

Pack”, licensed for the Sale of Beer, containing tap room, parlour, kitchen, sunk cellar, with a large club room divided into 2 bedrooms, and one other bed room over parlour, a brick-built and slated stable, timber-built and pantiled pigsties and closet, timber-built and pantiled cart hovel, with four bays, brick-built and slated slaughter house or workshop at end, with large open yard, small piece of garden enclosed, fencing, gateway entrance from the Bedford Road, next which it has a good South frontage, being bounded on the west by the Trustees of the Building Society and Mr. Tow; East by property of Lord John Thynne; and North by Mr. Robinson, and now in the tenure of Charles Crowsley. In connection with this House, a good Village Club is held, bringing an increasing business with the same”.

The beerhouse received a full license, becoming a public house, on 5th March 1959. At the time of writing it remains, with the Red Lion nearly opposite, one of the two remaining public houses in the parish.

The Old Infants School (78 Cotton End Road)



The school was built in 1873, at the sole cost of the Rev. Lord John Thynne”. Lord John was the third son of the Marquess of Bath. He inherited the substantial Haynes Park Estate in Haynes, Houghton Conquest and Wilshamstead from his uncle John, 3rd Baron Carteret who died childless and, thus, the barony became extinct.

In 1909 a schools’ inspector reported: “The Schoolroom is extremely cold and so is quite unfit for its purpose. The Temperature during the first three months of the year appears rarely to have reached 40 degrees Fahrenheit in the morning and was often below 40 degrees Fahrenheit”. A report in 1911 concluded, however, that “The condition of the Infants School is very satisfactory indeed”. There were no further inspections, because of the First World War, until 1923, when the report stated: “the 27 children are happy, seem to be intelligent, and are benefiting by their school life”.

In 1951 the school managers decided that they no longer had the resources to carry on either the infants or the junior school, both in old buildings which were below standard. Both schools were, therefore, taken over by Bedfordshire County Council as Local Education Authority and run as county primary schools, in their existing buildings, until they were merged together as a single county primary school on a new site in the angle of Cotton End Road and Luton Road, which opened on 4th April 1958. The old school was sold in 1959 for £750 and is now a private house. The new school, now a Primary school, thrives today and has difficulty accommodating the number of children whose parents wish them to attend.

Wilstead Post Office (33 Cotton End Road)



The building has fulfilled the role of sub-post office for many years, at least as far back as 1901, as shown on maps.

In 1925 the building comprised the shop, which measured 8 feet by 10 feet, a parlour, a living room, a scullery and three bedrooms. In 1979 planning permission was granted for an extension to provide additional living accommodation.

The facility of general store and post office is very much valued by Wilstead residents. In response to a question in the Neighbourhood Plan survey, 88% of respondents stated that they visit regularly. It is now the only store selling general provisions in the village.

Wilstead Methodist Church



The first Methodist Chapel was situated in Chapel Lane and erected in 1808. Services continued in the Chapel into the 1960's when it was determined that the foundations of the building would require extensive repairs to remain safe. As a result a new site on Cotton End Road was identified and gifted by one of the trustees.

The new church opened in 1967 and is of a very distinctive contemporary design. A Church Hall was added in 1972.