

THE MODERN HOUSE



*East Sussex
Sold*

Blackboys

This impressive five-bedroom conversion of a former hay barn, overseen by the designer Jamie Bannon, can be found on a beautiful 5 acre (approx.) site on the edge of the historic Sussex village of Blackboys.

The house is reached via a long, private drive off a quiet country lane. The plot incorporates around 1.5 acres of woodland and borders on open farmland, creating a peaceful and picturesque setting into which the building, with its larch-clad exterior, sits comfortably.

The building is oak-framed, with solid oak flooring throughout. Oak, glass and metal form the primary palette of materials chosen by Bannon to complete the spacious, largely open-plan interior. An oak tread staircase with a metal spine links the two floors of the building, while large glazed bi-fold doors (fitted with solar control glass and integral blinds) open out onto the surrounding deck and gardens beyond.

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The ground floor is largely taken up with a spectacular open-plan kitchen / living / dining room. The living area has a 5.1 surround sound and projector system (there is also a Sonos system and integrated CAT 5 cabling throughout). It also has a woodburning stove. The kitchen area features commercial draw and wine fridges, a range of ovens and granite and solid surface worktops. Also on the ground floor, as well as the entrance hall, is a study / bedroom and a utility room fitted with various appliances.

The first floor has two generously-sized bedrooms with en suite bathrooms at either end. They are joined by a corridor detailed with OSB walls. There are two further bedrooms on this floor and a family bathroom. To one side of the main barn building is a three bay oak frame garage with a large space above which would be a suitable for a variety of purposes.

Bannon has focused on the building's sustainability, putting photovoltaic panels on the roof to provide hot water and extensively insulating. As a designer, he has worked with a number of historic and contemporary buildings in Sussex, being nominated for multiple awards and having his work featured in a number of publications.

The house is located in the picturesque rural village of Blackboys. The village has an excellent pub, The Blackboys Inn, a church, a primary school, a café / village shop and a service station. Local shopping can be done at Uckfield or Heathfield, both approximately four miles away. Ten miles away is Lewes, a thriving and popular town with a range of celebrated cultural and dining opportunities. Tunbridge Wells is approximately 16 miles away and Brighton is 19 miles. Buxted railway station (3 miles away) runs frequent services to London Victoria with journey times varying between 75 and 95 minutes. As well as the village school there are further primary schools at Uckfield and Framfield and secondary education at Uckfield and Heathfield. Local private schools including Brambletye and Cumnor House, Skippers Hill Manor, Bede's, Lewes Old Grammar and Eastbourne College. The area is noted for the beauty of the nearby countryside which includes Sussex Weald, The South Downs National Park and also Ashdown Forest.

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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.