

THE MODERN HOUSE



*East Sussex
Sold*

Hooe

This elegant marriage of the historic and contemporary is a 17th century former village bakery with a glass and timber extension designed by the architect Simon Barker in collaboration with the current designer owners. The setting, overlooking barley fields on a quiet country lane, is spectacular. It can be found in the small village of Hooe, a few miles from the East Sussex coast.

Accommodation includes three bedrooms, a vaulted living room with views across fields and folding full-height glazed doors, a kitchen and a dining room with a remarkable original open hearth. There are many original features to admire, most notably the timber beams that run throughout the older part of the house. The new section of the house, with its sharp lines and geometric forms, has been designed deliberately to contrast with the more roughhewn textures of the historic building. There is an attractive garden, as well as a garden office (which, like the extension, is glass and timber) and a garage block (for which there is permission to convert to further accommodation).

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Hooe

Hooe is a small historic village that is rural in character. Ninfield, approximately two miles away, has a village shop and there are a number of good country pubs nearby. The sea at Normans Bay is about 10 minutes' drive. The larger town of Battle is some 6 miles and has a good range of shops and a mainline station serving London Charing Cross (journey times approximately 80 minutes). The coastal towns of Bexhill-on-Sea and Eastbourne are within 10 and 15 minutes drive.

Bexhill is the home of the celebrated De La Warr Pavilion, one of the few Grade I listed Modern building in the UK. Designed by Mendelsohn and Chermayeff in the early 1930s, it has been refurbished in recent years and is now an impressive contemporary arts centre. State and private schools within reach include Ninfield Primary School, Bexhill Community College, Bede's, Eastbourne College, Battle Abbey and Vinehall.

*South-East England
Sold*

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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”.