

THE MODERN HOUSE



*Seasalter, Kent
Sold*

Loft House

Loft House is an exceptional, newly built house by Carl Turner of award-winning architectural practice Turner.Works. The four-bedroom house is positioned on the peaceful Granville Cliff Estate, just over a minute's walk from the estate's private beach at Seasalter.

Clad in black corrugated steel, the house cuts a sharp profile; its mono-pitched roof was inspired by the bitumen-clad fishing huts which have become synonymous with Kent coastline over the past 150 years. Inside, the house is very much of the twenty-first century. Named Loft House principally for its voluminous, airy proportions, the house also earns its moniker for the configuration of its bedrooms on the ground floor and the living quarters upstairs in an elevated position with beautiful views.

The house is set back from the quiet residential street on which it sits, behind a shingle garden with raised beds with flax, evergreens and bamboo. The positioning of these planters mirrors the large square windows of the house's front. The driveway has space for four cars.

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Access is gained via a pathway at the side of the house. The front door has a panel of Georgian wired-glass to one side, allowing natural light into the plan. The whole of the ground floor has polished concrete underfoot, with underfloor heating throughout. It is from this position that the material palette is first established; bespoke joinery in oriented-strand board chimes beautifully with the polished concrete and large sections glazing. There are four large king-size bedrooms on this floor; two with views out over the back garden and two facing the front garden. There are also two guest shower rooms and a utility room with plenty of storage space.

The first floor is arguably the heart of the home and is certainly occupied by the most impressive spaces. A staircase of OSB winds up, beneath a skylight, to the first floor, where a dramatic, expansive set of living spaces have been configured in an open-plan. A large living room with a Juliet balcony and a Morsø Panther wood-burner is positioned to one side, while a kitchen and dining room occupy the northern wing of the plan.

The kitchen is formed of black-faced ply and has a skylight overhead, as well as a long kitchen island with integrated hob and sink. A dining area is positioned opposite with bespoke seating and built-in storage spaces formed of OSB. There is a Juliet balcony with glazed doors which opens up between these two spaces overlooking the garden at the rear. This Juliet balcony has planning permission for a full balcony and a staircase leading down, directly to the garden.

There is also a study space or home office, positioned in a nook between the living room and the dining room on this floor. There is a skylight above and it would be very simple to install glass doors, making the room separate from the rest of this floor.

There is a garden at the rear of the house, decked with scaffold boards and lined with black-stained raised planters filled with flax and evergreens. This space is wonderfully private and perfect for outdoor dining, sunbathing and barbecues in the warmer months.

The house has been designed with sustainability and eco-credentials firmly in mind. It runs entirely on electricity, so there is no gas and running costs are very efficient. There is also an air source heat pump to ensure that rooms are well heated and ventilated year-round.

Loft House is perfectly positioned for the private beach, owned by the Granville Estate at Seasalter. The beach is quieter than the main stretches of coast of Whitstable; it is wonderful for swimming and has some of the most dramatic sunset views along the Kent Coastline. Residents are also permitted to leave small boats on the beach.

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The historic towns of Seasalter and Whitstable were entered into the Domesday book and originally famed for their oysters with which they supplied Canterbury Cathedral. That epicurean tradition has continued locally with the annual Whitstable Oyster Festival, and in The Sportsman which has held a Michelin star since 2008. There is a year-round indoor farmers market at The Goods Shed in Canterbury which is about 15 minutes by car and the excellent Macknade Fine Foods can be found in nearby Faversham.

A stroll along the beach, Whitstable is highly favoured for its thriving independent high street, arts scene, working harbour, and diversity of places to eat and drink. Grain and Hearth is a particular favourite with locals, for sourdough bread and excellent coffee.

This lovely stretch of coast is popular throughout the year for its wealth of beaches, watersports and proximity to Canterbury which offers a wide range of amenities and cultural interests. The seaside town of Margate lies just a short distance along the coast with the Turner Contemporary situated on its seafront.

The area has a very good selection of primary and secondary schools and the HS1 highspeed rail link runs from Whitstable to London St. Pancras and Stratford International in about 1 hour 20 minutes. Alternatively, Canterbury West Station also runs services on the High Speed Line; it has better parking facilities and is close to the Goods Shed deli.

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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”.