

THE MODERN HOUSE



Norfolk
Sold

Burnham Market

This three-bedroom house on the North Norfolk coast is a rare find – it combines a magnificent location in an Area of Outstanding Natural Beauty with modern architecture of the highest quality. Formerly a 1950s bungalow, the house was comprehensively remodelled and extended by Patrick and Claudia Lynch of Lynch Architects in 2002-03. Since then a striking mirrored studio building and car port, also designed by Lynch Architects, have been added.

The house occupies a private and spectacular site in just outside Burnham Market, at the end of a quiet lane past several bungalows. It boasts fine views and is in an ideal spot for exploring the wonderful North Norfolk coast, which is home to some of the finest beaches in the UK, including Holkham and Wells. The popular town of Burnham Market is within walking distance, and Brancaster Staithe and Wells-next-the-Sea are both a short drive away.

The house has an entrance hall and kitchen at the front, leading to a breakfast area and, round the corner, a dining area or study area. Glazed double doors open out from the breakfast room onto the garden.

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Beyond the dining room is a fantastic living room at the rear that spans the width of the building. One half of the living room is almost entirely glazed on both sides, with a double-height space to accommodate a high chimney with a skylight at the top so that the moon casts shadows into the void. There are stunning far-reaching views of a water meadow that leads down to the salt marshes, and a windmill. During the summer, the sliding doors can be opened so that the landscape becomes an extension of the house itself, and there is a terrace for barbecues. There is also a large master bedroom, bathroom and cloakroom on the ground floor. Upstairs are two further bedrooms beneath the pitched roof.

This house has been widely published and is covered extensively in a book entitled *The New Country Style: England* (by Ingrid Rasmussen & Chloe Grimshaw). Referring to the use of materials, it says: "The exterior of the house is made from black-painted bricks and timber, inspired in part by the angular shape of local Norfolk windmills. Patrick [Lynch] suggested cladding the interior of the house in birch plywood to give the house more warmth and structure." At ground level, the floors are made from poured black concrete, with under-floor heating.

Lynch Architects are a celebrated London-based practice. The Guardian's architecture critic, Jonathan Glancey, gives this assessment of Patrick Lynch: "Open to history and tradition, the grain of existing streets and cityscapes, Lynch is an open-minded and thoughtful architect with a deft touch. His work is not extreme, yet it is rich in terms of spatial experience."

Burnham Market is a thriving village that offers a remarkable range and quality of independent shops. The nearest train station is King's Lynn, which runs services to London King's Cross in approximately 90 minutes.

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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”.