THE MODERN HOUSE



York, North Yorkshire Sold

Askham Bryan Lane

This striking three-bedroom modern home, designed by the architectural practice Vincent & Damp; Brown in 2019, is set in five acres of private gardens and woodland and lies four miles west of the city of York. Characterised by clean architectural lines, the interior design takes an exacting approach to light, space and energy efficiency, with living space of over 1,800 sq ft extending in a fluid, open-plan layout across a single storey.

The Tour

Approached via a quiet country lane, the house is set behind an electric gated entrance where a private 150m driveway sweeps through the northeast corner plot. An orchard of abundant fruit trees is set to one side.

A full-height doorway opens into the bright hallway, where natural limestone tiles run underfoot and a leafy winter garden creates a fresh, calming aesthetic. The home's southerly orientation optimises the excellent quality of natural light that floods across the interior throughout the day.

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The primary living space unfolds across half of the interior footprint on the westerly side of the plan, with full-height expanses of glass ensuring a seamless visual connection between inside and outside. A modern fireplace with a timber-clad backdrop creates an inviting centrepiece, and a home cinema system forms part of the high-specification smart media systems integrated throughout the house.

The dining area is positioned centrally, set under deep skylights in a sociable open-plan layout with a beautifully finished Italian kitchen by Giorgetti adjacent. Miele appliances are set within bespoke titanium cabinetry, topped with burnished stainless steel worktops. A large utility room is interconnected.

The main bedroom lies on the easterly side of the plan; this is a beautifully proportioned and quiet room with a walk-in closet and deep skylights inviting natural light in overhead. The en suite bathroom has been designed with excellent attention to detail and contains Italian sanitaryware by Falper. Two further bedrooms are also positioned on this side of the house, each with a good provision of storage and bespoke cabinetry. The family bathroom has a modern aesthetic, with a micro cement shower and Falper stone sink and bathtub.

Designed with energy efficiency in mind, the precisionengineered timber frame construction has superb levels of insulation, as well as a mechanical ventilation heat recovery unit that ensures excellent clean air circulation; there is also a BioDisc treatment plant. The house is served by high speed fibre-optic internet.

Outdoor Space

Mature gardens extend to over five acres and contain orchards of cherry, apple, plum and pear trees. A large pond attracts bullrushes and neighbouring geese. The dense woodland areas, awash with bluebells in the spring months, are home to owls, pheasant and deer, and the curtilage is surrounded by greenbelt countryside.

The Area

The village of Askham Bryan is within easy walking distance, with a local pub and village hall at its centre. The excellent selection of independent shops, restaurants and cafes set within York's historic city walls can be reached in around 20 minutes by bicycle or 15 minutes by car. The nearby Mickelgate area offers an exciting mix of bars, cafes and restaurants including Skosh, which garnered high praise from The Guardian's Jay Rayner. In addition to the city's historic sites, there are two theatres, the York Art Gallery and the picturesque Museum Gardens.

York station provides mainline access to London King's Cross in around two hours.

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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".