

THE MODERN HOUSE



Hatcliffe, Lincolnshire
Sold

Barton Street

This four-bedroom house is a fine example of mid-century architecture, set within the beautiful rolling countryside of the Lincolnshire Wolds AONB. Designed by architect Rex Critchlow, the house is defined by its creative use of a 30/60 geometric layout, unfolding across a single storey of free-flowing interior spaces spanning around 2,325 sq ft. Swathes of glazing invite a fantastic quality of natural light and frame views across approximately six acres of landscaped gardens, woods and paddocks. The location provides easy access to the nearby coast and is less than 30 minutes drive from Grimsby or Louth.

The Architect

The architect Rex Critchlow (1936-2010) worked briefly with Eric Lyons before joining his father-in-law's Lincolnshire practice, JF Pye. His portfolio of work was varied. In addition to designing many one-off houses, Rex was a keen advocate of preserving historic buildings, including churches, across Lincolnshire.

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Home to Rex, his architect wife Jenifer and their family, this house was built concurrently with Peter and Margaret Aldington's house, Turn End, in Haddenham, Buckinghamshire. They became friends as they observed each other's progress.

The Tour

Embedded within an inviting green backdrop, this unique house makes an immediate impression. Its design nods to Frank Lloyd Wright's Usonian homes, with their grid patterns, flat roofs, cantilevered overhangs and excellent manipulation of natural light. This low profile home unfolds organically and is a playful and ingenious manipulation of angular grids, resulting in a set of rooms that can easily adapt to different uses.

The complexity of the plan layout is juxtaposed with a well-curated palette of materials and colours, including softwood ceilings, painted brickwork, plywood doors, coarsely finished sterling board cupboard fronts and original Dennis Ruabon hexagonal terracotta floor tiles. Daylight bathes the interiors through large picture windows and sliding glazed screens, and long spine walls of white painted brick stretch the interiors into the landscape beyond.

A leafy side garden separates the house from the road. The private front driveway provides ample parking for several cars, and there is a large double garage. Entrance is via an external covered porch leading into a lobby, a handy spot for coats and boots.

The heart of the house is the primary living space, a warm and welcoming room replete with carefully considered and retained mid-century features. A hexagonal sunken seating area sits centrally. The open fireplace with its teal green chimney breast and bright copper canopy is a single brilliant colour note and forms a natural centrepiece. The dining and kitchen spaces sit adjacent; a light weave translucent curtain offers gentle separation from the adjacent circulation.

The kitchen and dining room are arranged in a predominantly open plan, with the original half-height breakfast bar separating the two. The kitchen still features beautifully preserved 1960s cabinetry of exposed and painted boards and shiny black Formica countertops, all carefully laid out to suit the needs of everyday life and easy entertaining.

Full-height glazing spans the length of these sociable spaces, with sliding screens opening directly to external dining terraces.



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Four distinctive bedrooms occupy the southerly end of the plan. Each has a good provision of storage built into the original mid-century joinery. The main bedroom is particularly light. There is a horizontal slot window above the bedhead, giving far-reaching views and a wall of glazing to a private pentagonal courtyard, within which a large circular opens to the garden. The fourth bedroom also works well as a study/hobby space and is the perfect place to gather to play games.

There are two family bathrooms. The larger has original Adamsez sanitary ware and a purpose-made sunken bath, perfectly suited for relaxation and views upon the private courtyard. The second bathroom is a pre-fabricated GRP pod, mould-formed in two halves. The patent of this prototype design by Rex Critchlow was sold to Ideal Standard, and the design is similar to that developed by Charlotte Perriand: Les Arcs 1800 GRP inset pod, which featured at the Design Museum exhibition in 2021.

A large hexagonal extension with compelling far-reaching views over the garden was added in the 1980s. This large, open room is currently used as a library and is also a lovely space for sociable family gatherings. Its separate entrance and kitchen area mean the room would adapt easily to an independent annexe.

The house has a spacious utility and boot room with direct access to the front driveway, and there is a WC interconnected to the entrance lobby.

Outdoor Space

Externally, there is a large double garage. Permission is in place to extend, with the potential to make a conservatory or an artist's studio. The gardens stretch to approximately six acres, with many secluded pockets to sit and enjoy the views with a morning coffee.

The gardens have been beautifully set out with dense borders of perennial grasses and wonderful walking paths winding through roaming orchards and snowdrop and daffodil dells, awash with colour in the spring. The pond creates a verdant haven for wildlife.

Swathes of lawn lend themselves to games of football or tennis and lead to the wide tree-lined ride overlooking the paddock and meadows. A beech woodland sits to the north and bursts into colour throughout the autumn months.

The Area

This rural home is perfectly positioned for hiking on the Viking Way and trailing along the National Cycle Network route one. The area has abundant wildlife, and there are some excellent RSPB reserves: Tetney Marshes, Freiston Shore and Spurn Point.

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Barnoldby le Beck is within walking distance: an excellent stop for a good pub lunch at The Ship Inn. Heading along nearby footpaths leads to Hatcliffe, another handy local village. The town of Louth, 15 miles southwest, hosts a weekly market and is home to Hubbard Hills park, a wonderful leafy spot to picnic.

With its wide sandy beaches, the Lincolnshire coastline is accessible within 20 minutes. Donna Nook offers seal sightings, and there are traditional seaside delights at Cleethorpes. Grimsby docks are enjoying a renaissance, with local brands like Alfred Enderby Fishsmokers adding colour and atmosphere.

The area has top-performing schools. East Ravendale is a great local primary, and St Martin's Prep in Grimsby won Sunday Times 'Best Primary in the UK' award in 2020. Caistor Grammar School and St Edwards, Louth are excellent secondary options.

The cathedral city of Lincoln is about 30 miles southwest. Mainline rail connections to London are via Lincoln and Newark to Kings Cross in around 100 minutes. Humberside Airport has frequent flights to Schipol airport, and Robin Hood Airport in Doncaster, 50 miles west, is also handy for international connections.

Council Tax Band: F

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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”.