

THE MODERN HOUSE



*Essex
Sold*

Blackmore End II

This exemplary barn conversion, newly completed by David Pocknell of Pocknell Studio, is one of a pair of semi-detached properties found in the small village of Blackmore End, close to the Essex / Suffolk border.

Pocknell has a long and distinguished history of converting former agricultural and industrial buildings into impressive homes. Pocknell's approach is one of respect for the original historic structures whilst updating in an elegant and considered manner to create spaces suitable for today's living. Previous projects by Pocknell have been widely published in international journals and books.

This house has a largely open plan ground floor featuring an impressive double-height central space with the original exposed 19th century timbers. The kitchen / living / dining room runs the full width of the property. A separate study can be found at one end, with a WC and utility room at the other end. The kitchen features a white quartz worktop and is fitted with double Smeg ovens.

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An impressive stairway leads to the first floor and a galleried walkway that takes you to the three bedrooms. All have en suite bathrooms, with the master bedroom having a particularly impressive bathroom as well as its own dressing area.

Pocknell's clever use of timber-framed windows and clean-lined design throughout the barn make this a light, uplifting space in which to live. There is underfloor heating (powered by an air source heat pump) and engineered oak floorings. Other typical Pocknell touches include the iGuzzini lighting throughout.



In a separate building on the other side of the drive from the main house there is a home office and car port. The design of the structure was again overseen by Pocknell and it provides a useful provision of extra space. The building has been fitted to the same standard as the main barn (with high levels of insulation, new window joinery and electric underfloor heating). Services for water and drainage are in place, allowing for a number of potential uses for this space.

There is a terrace, laid with porcelain tiles, at the rear which forms part of an attractive rear garden. There are level lawns, which have been planted with trees along the border, and driveway which provides further space for parking cars.



Blackmore End is a small, pretty hamlet surrounded by open countryside. Despite being entirely rural in character it is surprisingly well connected with both Braintree station being within a ten minute drive (where services run to London Liverpool Street in approximately 45 minutes). There is a popular pub, The Bull, in Blackmore End and a number of villages nearby such as Finchingfield and Shalford that provide good country pubs and village shops. Attractive towns nearby include Great Dunmow, Long Melford and Lavenham – all of which have renowned restaurants and independent shops. The larger towns of Braintree, Saffron Walden and Sudbury provide further shopping opportunities.

*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”.