

THE MODERN HOUSE



*Essex
Sold*

Blackmore End

This impressive and immaculately presented barn conversion is located in Blackmore End, a small and pretty hamlet near the Essex/Suffolk border surrounded by open countryside. Measuring around 4,000 sqft internally, the detached house and neighbouring outbuildings sit in almost two acres of land and gardens bordered on one side by a small stream.

The house artfully captures the essence of the original barn, a combination of dramatic double-height spaces and exposed timbers, whilst functioning as a sophisticated contemporary living space.

The centrepiece of the house is an extraordinary entrance hall and reception area, a wonderfully proportioned L-shaped room that extends into the exposed timbers of the roof space. A Jydepesen wood-burning stove provides the focal point to a seating area, whilst bi-fold doors open to a south-facing deck and contained garden.

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There are two smaller satellite rooms arranged off the main space, one equipped with a long row of storage cupboards, another acting as a bright study with a secluded view of the courtyard garden. A set of timber stairs lead to an upper-floor mezzanine level under the pitched roof, with a galleried landing and three bedrooms, one of which is used as the master suite.

The kitchen stretches out beneath the mezzanine. At its centre is a striking white island that carries the eye out across the dining space to the rear garden. Connected to the kitchen is a large pantry, and opposite a WC and utility room with a back door to the garden.

Extending to the right, perpendicular to the main body of the house and facing the wonderful expanse of the garden, the old outbuildings have been converted to further living accommodation creating a space for guests, containing two bedrooms, a bathroom, a shower room, a second more intimate sitting room, a kitchen and utility room. The idea behind this arrangement is to create a versatile self-contained annex with its own separate entrance.

There are further single-storey outbuildings that are used as useful store rooms. The hard-standing in front of the house has space for a number of cars.

Blackmore End is a pretty hamlet near the Essex/Suffolk border, surrounded by open countryside. Despite being entirely rural in character it is surprisingly well connected. Braintree station is within a 15-minute drive, where services run to London Liverpool Street in under an hour. 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 facilities. Stansted Airport is around 30 minutes away by car.



*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”.