

THE MODERN HOUSE



*Norfolk
Sold*

Bressingham

This four-bedroom contemporary barn conversion sits at the end of a quiet tree-lined lane in Bressingham, a delightful rural setting close to the border of Suffolk and Norfolk. Surrounded by its own private garden, the design is the work of architect Andrew Hughes.

The barn occupies a plot of land which previously formed part of the estate of neighbouring Old Boyland Hall, a manorial seat which dates back as far as the 13th Century. As such, the house backs onto an old moat, a relic of the original manor house, creating a home to local wildlife including water voles, kingfishers and moorhens. Access to a large back garden is gained via a private footbridge over the moat, with views stretching deep into the Thetford Forest to the west and the Waveney Valley to the east.

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The house is arranged across a single storey in an L-shaped plan. It is clad externally in beautiful rough-sawn larch, and the roof is a combination of Suffolk clay pantiles and corrugated tin, these materials serving as nod to the structure's former use. A larch-clad barn door slides back to reveal a fully glazed front door, leading past a utility room and WC into an expansive open-plan kitchen and dining room. Beneath the high pitched roof, original steel agricultural ties have been used to accentuate the sense of volume and space. This effect is emphasised by large areas of glazing that open out onto a patio and outside dining area.



The main living space is arranged around a block partition containing a wood-burning stove that is set into a hearth formed of exposed basket weave brickwork and oak shelving. The space behind this block forms, in effect, a separate wing of the house with a guest bedroom and en-suite bathroom. A handmade, bespoke kitchen has Carrara marble tops and polished-concrete tiles underfoot.

Further accommodation has been spread across the other wing of the house, including a master bedroom with en-suite shower room, glazed doors and a deck protruding ever so slightly over the banks of the moat. There are two further bedrooms and a family bathroom.

The nearby market town of Diss has a wide range of independent shops and benefits from excellent rail connections to London with a journey time of around 90 minutes, and to Norwich in approximately 20 minutes. The house is near to the Burston Crown pub, Wyken Vineyards and its Leaping Hare restaurant, and an excellent farmers' market. The city of Norwich and historic Bury St Edmunds are nearby, offering a range of good local amenities.



East Anglia
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”.