

THE MODERN HOUSE



Bradfield, Essex
Sold

Butterfly Barn

This superb four-bedroom house, designed by the architect Andrew Hughes and only recently completed, can be found in rural Essex, close to the village of Bradfield.

The property sits on a wonderful plot of just under an acre in size, surrounded by open farmland. Hughes's striking design echoes the butterfly wing form and takes the footprint of the original agricultural barn that sat on the site. Clad in larch timber and featuring ample glazing, the building sits comfortably within the gentle hills of the surrounding landscape.

Internally, it offers impressive open plan living spaces with high ceilings, finished with a polished concrete tiled floor.

The front door leads into the open plan kitchen / living / dining room. The elegant kitchen provides generous storage units complete with honed natural Carrara marble worktops and a Smeg Range cooker / induction hob. The living room includes an energy-efficient, wall-mounted wood burning fire. Large picture windows over the gardens and surrounding countryside.

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Off the main space is a utility room and WC and corridor leading into the bedroom area. This incorporates four bedrooms, two with en suite shower rooms and a family bathroom. The bathrooms have been fitted with particular care, aiming for a high standard of finish throughout.

There is a galleried study on a mezzanine above the main space. There is also an integral garage and storage area. The property has underfloor heating powered by an air source heat pump, providing economical and environmentally responsible heating. The house comes with a ten year structural warranty.

There is space for parking numerous vehicles outside the house. The level gardens are extensive and mostly lawned, providing one of the real attractions of this amazing property.

The Butterfly Barn sits at the end of a private lane surrounded by rolling arable fields, just outside the charming village of Bradfield in Essex, less than a mile's walk across fields to the banks of the River Stour. Despite it's rural location it is only a ten minute drive to Manningtree station from where one can reach London Liverpool Street in under an hour.

Nearby Mistley and Manningtree provide excellent local shopping facilities as well as cafes, restaurants and pubs. Colchester and Ipswich are both easily accessible by car for work or more serious shopping.

The surrounding area offers some beautiful locations to explore such as Dedham Vale AONB, 'Constable Country', Pin Mill, Wrabness, Harwich, Frinton-on-Sea, Mersea Island and Walton-on-the-Naze. The Guardian recently described the Harwich peninsula as a 'revelation' and 'like Lymington or Rye, without the price tags'.

Notable highlights of the area include the delightful Electric Palace Cinema in Harwich, Grayson Perry and FAT's 'House for Essex' in nearby Wrabness and The Company Shed seafood cafe on Mersea Island.

*South-East England
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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”.