

THE MODERN HOUSE



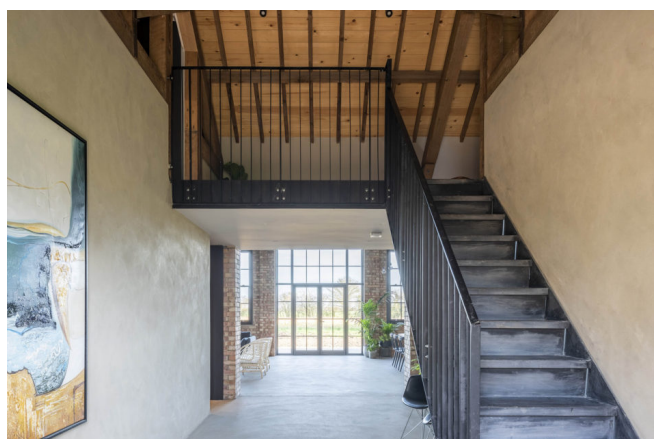
Brundish, Suffolk
Sold

Dairy Row II

Dairy Row II is one of three contemporary barn conversions, built side-by-side within the original footprint of an impressive triple-height, timber-framed former threshing barn. Situated in just under four acres, the extensive architectural remodelling of the barn has been superbly executed by London-based practice Haverstock. Referencing the agricultural vernacular of the Suffolk countryside, the design sought to embrace the rural setting and establish an inherent visual connection with the ever-changing surrounding landscape. Exposed materials are celebrated throughout the interior, with a timber roof structure, original brickwork, concrete floors and vast voluminous spaces creating a robust, semi-industrial palette.

The site is approached via a quiet country lane leading to a private driveway interspersed with specimen trees and newly planted herbaceous borders. Dairy Row II sits centrally and is the largest of the three houses, spanning approximately 3,200 sq ft across two storeys.

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*East Anglia
Sold*

Dairy Row II

Dairy Row reinterprets the traditional idea of a barn conversion with a sophisticated modern aesthetic akin to warehouse or loft-space living. The original agricultural doorway provides the primary entrance from the front façade, sliding open to reveal a soaring double-height circulation space. A vast entrance hall conveys an immediate sense of scale and proportion with a partially open steel staircase to one side.

The primary living area is a noble and beautifully light space, generously proportioned and organised in a predominantly open-plan layout allowing for flexible arrangement. The character and profile of the original structure sing through the exposed timber beams and brickwork and walls clad in black vertical timber nod to the rural vernacular. Full-height, steel-framed glazing spans one wall, allowing light to flood through and opening the entire room onto the terrace and garden in warmer months. An open kitchen runs along one side of the room, with a dramatic backdrop of a double-height wall stretching the height of the gabled roof line. The design has been well considered, with a custom-made island providing a sociable division to the adjacent dining area.

A spacious living room occupies the rest of this space, with a glass door leading through to the adjoining internal courtyard. This extended footprint offers an exceptional provision of flexible space, befitting a workshop, studio, play space or storage area. Two of the four bedrooms, both with en-suite bathrooms, are located at ground level, alongside a third cloakroom and utility space.

The upper floor of the house is given over to an additional two bedrooms with deep skylight cut-outs inviting shafts of light to stream into each space. Neutral colouring and wide-planked timber flooring underfoot provide a quiet and sophisticated aesthetic. This chic, modern interior continues through to the family bathroom where poured concrete units form sharp, clean lines and soft grey plastered walls fall easy on the eye.

Externally, the house has a private garden with bucolic views out to expansive Suffolk countryside.

Dairy Row sits at the edge of the village of Brundish, a little over 15 miles to the north of Woodbridge and less than twenty miles from the sea, the Suffolk Coast and Heaths AONB and much-loved Aldeburgh and Orford. The latter, a pretty medieval village on the River Alde, attracts visitors for its twice daily drops of fresh lobster and crabs, its renowned oysterage and smokehouse and the excellent Pump Street Bakery. Aldeburgh is famed for ice cream, fish and chips and having once been home to Benjamin Britten.

The nearby market town of Diss, only a 25-minute drive away, benefits from excellent rail connections to London with a journey time of around 90 minutes to Liverpool Street.

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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”.