

THE MODERN HOUSE



Holt, Norfolk
Sold

Letheringsett

This wonderful 3 / 4 bedroom house is a converted cottage and barn in the village of Letheringsett, close to the North Norfolk coast. The conversion was completed by the architect Jim Bond for an artist couple in 2012. The property is at the end of a short terrace and benefits from a large landscaped garden in which there are two separate studio buildings.

The cottage and barn date back to the mid 19th century and Bond has tried to retain much of the original charm of the buildings whilst also adding a determinedly contemporary element to the design.

The ground floor is entered via an entrance hall to the side of the property. This leads into a study area in one direction and a library (which could be utilised as a fourth bedroom) in the other. The library has the original open fire and leads through to a utility room. The study floods with light from the overhead skylights. Also on the ground floor are two double bedrooms and a shower room. This part of the house features underfloor heating beneath concrete tiles.

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East Anglia
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Stairs lead up from the study to the open plan kitchen / living / dining room. This is a superb space with vaulted ceilings and a large picture window overlooking adjoining fields. The third bedroom, accessed via the utility room, is adjoined by a bathroom.

The gardens, which are of a good size for an end of terrace property, are one the most attractive features of the property. They have been landscaped by the current owners, and incorporate a vegetable garden, seating areas, flower beds, grassed spaces and, to the rear, a place for parking vehicles. There are two studios in the garden, both of which are timber framed and have electricity. The larger of the two studios also has a WC.

Letheringsett is an attractive, small, rural village approximately four miles from the North Norfolk coast. It can be found in the Glaven Valley, a designated Area of Outstanding Natural Beauty and close to the popular market town of Holt.

Letheringsett has a pub, the King's Head, and is also the home of the last fully operational watermill in Norfolk that produces flour. Nearby Holt (within walking distance) is a small town noted for its Georgian architecture and broad range of independent shops and cafes including clothes retailer Old Town, an excellent fishmonger and a good game butcher .

The North Norfolk coast is renowned as one of the most beautiful areas of the UK with incredible sandy beaches such as Holkham and beautiful protected marshland. It is notable for its number of outstanding places to eat out (such as Wiveton Café and No. 1 Cromer) and vibrant villages and towns.

The nearest train station is at Sheringham, which runs services to London, via Norwich.

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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”.