

THE MODERN HOUSE



Rushall, Norfolk
Sold

Home Farm Cottage

Occupying a secluded position in a quiet Norfolk hamlet, Home Farm Cottage is a beautifully designed five-bedroom home and three interconnected outbuildings, set within the walls of a former stable. A sensitive remodelling has opened the house to create series of free-flowing living spaces, incorporating a modern interior which artfully retains the character and craft inherent in the building. The main house spans two storeys with an internal footprint measuring 2,067 sq ft. The four buildings form the boundaries of a beautiful walled garden with raised flower and vegetable beds and views out across the pond and neighbouring fields.

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The cottage is set back from a quiet country lane by a gated driveway, expanse of lawn and a pond, which also belongs to the house. A gabled porchway introduces the most recently renovated part of the house and arguably the most impressive; a beautifully bright open-plan kitchen, dining and living room. The layout of the space has been well-considered, with cooking, entertaining and family life in mind. Wide free-standing preparation areas span the kitchen area, with a separate deep-set pantry adjacent. Full-height fenestration and French windows framed by thick, solid-oak beams, span the length of one wall, allowing light to flood through the dining area.



The house offers great flexibility to the seasons, opening onto the terrace and garden in warmer months and transforming to a cosy refuge in the winter, with log-burning stoves in the kitchen and living room. Neutral colours create a calm aesthetic, with stone walls and ceiling beams washed in white and a chevron-parquet floor running underfoot.

Careful interior planning optimises the free-flowing space upstairs; a generously proportioned open landing separates the four bedrooms and family bathroom on the easterly side of the plan. Each of the rooms are wonderfully characterful, with crooked ceilings, pebble-dash walls and dense oak beams. The opposite side of this floor is given over to a beautifully light master bedroom with bespoke cabinetry and an en-suite bathroom.



The rear walled garden, orientated towards the afternoon sun, is a haven of herbaceous borders full of Japanese anemones, swathes of spring tulips, climbing roses and mature fruit, bay and olive trees. The largest of the three interconnected outbuildings measures approximately 530 sq ft, offers exciting potential for a self-contained annexe, studio or workshop, with a wall of reclaimed French school doors opening the entire space onto the paved terrace. Raised beds offer provision for growing herbs and vegetables. Beyond the bordering brick wall, the house looks out over another pond, shaded by a huge weeping willow.

Rushall is known as a friendly village with a welcoming community spirit. An organic vegetable farm serves Rushall's local residents, there is a popular local pub and the common green in the village centre hosts communal Christmas carols and regular get-togethers. The Abbey Hall is among the many local highlights; an impressive 14th-century abbey hosting concerts and theatre events. The popular Darsham Plant Nurseries, the renowned Fox and Goose restaurant and The Old Kings Head, a 16th-century pub well-known for its jazz evenings and gin club.

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Home Farm Cottage lies just over 20 miles inland from the Suffolk Coast and Heaths and is within easy driving distance from Walberswick, Dunwich, Southwold, Aldeburgh and Orford. The train station at Diss is a ten-minute journey by car and provides direct and regular services to London Liverpool Street in around one hour and 30 minutes.



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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”.