

# THE MODERN HOUSE



*Yoxford, Suffolk*  
*Sold*

## Hopton Yard II

One of a remarkable family of four houses in the village of Yoxford, Suffolk, this property was recently completed to the designs of the celebrated young architecture practice HAT Projects.

Accommodation is arranged over three floors and includes four bedrooms and two reception rooms. The ground floor is entered via an entrance hall with WC off leading into an open plan kitchen / living / dining room. Also on this floor is a utility area. Stairs lead to the first floor which has a further bedroom, with en suite shower room and a second living room featuring a large picture window overlooking the picturesque valley of the River Yox. On the second floor can be found three further bedrooms and a family bathroom. There is a private lawned garden at the front of the house.

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*East Anglia  
Sold*

## Hopton Yard II

All of the four houses have oak and limestone flooring with underfloor heating supplied by an individual air source heat pump. Other features include energy efficient woodburning stoves with Clearburn technology, honed natural granite worktops in the kitchens and Bosch appliances. Throughout the houses there are also numerous details designed by HAT Projects, such as bespoke bannisters and window seats.

Externally the houses are designed with simple, elegant forms and materials that echo the area's historic architecture. The rooves and flank walls are clad in beautiful tiles hand made from natural alluvial clay by William Blyth, one of the country's oldest roof tile manufacturers who still employ traditional methods. White painted weatherboarding bookends the buildings. Internal guttering allows for purity of shape that give Hopton Yard a strong sense of place.

Hopton Yard is so called as it stands on the site of a lost hamlet by the name of Hopton (or Opton) that was documented in the Domesday Book. Dwellings have not occupied the site for centuries until this latest development by Nest, a small locally-based, design-led firm.

The sites on the edge of Yoxford, a charming, historic and well situated village just a few miles inland from Dunwich on Suffolk's Heritage Coast, sitting between Southwold and Aldeburgh. The village benefits from two pubs, a restaurant, a post office, a primary school and several well-regarded antique shops.

The area has an abundance of great pubs (such as The Eel's Foot Inn at Eastbridge), good restaurants (such as The Darsham Nurseries Café) and wonderful local food suppliers (such as Emmett's Deli and Creasey's butchers in the next village of Peasenhall). More extensive facilities are available in the nearby towns of Saxmundham (Waitrose & Tescos) and Framlingham (recently included in The Times' list of the '10 Best Places in The UK To Live For Families').

The railway station at Darsham is a three minute drive where trains into Ipswich link up with the Intercity London connection.

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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”.