

THE MODERN HOUSE



*Devon
Sold*

Stokeinteignhead

A rare and exciting opportunity to purchase an historic farm in the idyllic Devon countryside with permission to convert a number of former agricultural buildings into new residences and studios. The celebrated London-based architect David Kohn has overseen the plans for a proposed scheme which includes the retention of the traditional 5-bedroom farmhouse, the conversion of a large barn into two 1,300 sq ft (approx.) residences and the conversion of two former dairy buildings into a residence and studio space of 4,100 sq ft (approx.), all arranged around a courtyard. There is also a further small traditional cottage around the courtyard, currently occupied by tenants with a 2 year rental agreement, that is available to purchase by separate negotiation.

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*South-West England
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The farm occupies a truly outstanding position in a beautiful, peaceful valley, close to the spectacular South Devon coast and close the pretty villages of Stokeinteignhead and Combeinteignhead. Although entirely rural in feel, the site is just four miles from Newton Abbot, a large and historic town which has a mainline station that runs direct services to London Paddington. The entire site amounts to approximately 1.6 acres.

The farm house is a property of great charm which retains many original features such as the wooden floors, fireplace and shuttered sash windows. To the front of the farm house is the communal courtyard and to the rear are attractive gardens. Accommodation includes five bedrooms on the first floor and, on the ground floor, a kitchen / breakfast room, living room, dining room, study and studio.

The two residences proposed for the existing barn by Kohn both incorporate double-height living spaces that make the most of the existing voluminous character of the agricultural building. For each of the residences, two bedrooms and a bathroom are proposed for the first floor, with a further bedroom and bathroom on the ground floor as well as the living room and a kitchen / dining room. Each residence would have an outside terrace and access to the communal courtyard.

The conversion of the dairy buildings would create a property of 4,100 sq ft (approx.), 1,700 sq ft (approx.) of which is designated in planning terms for residential use and the rest to studio / office space with a variety of uses. Kohn has again incorporated the drama of a large double height space whilst also proposing the ample use of glass and the local red stone to create a distinctive, light-filling building that is at once contemporary yet also rooted in the local vernacular. This building would enjoy the benefit of access to the communal courtyard at the front and extensive gardens at the back.

Although the farm house, the barn and the former dairy buildings are the only buildings included in the sale price of this property it is also worth noting that there is a two bedroom cottage for sale by separate negotiation and that, on the other side of the quiet country lane, is another former farm building which has already been sold by The Modern House and is currently in the process of being converted to designs by David Kohn. The current owners also intend to convert a cow shed on the former farm site into a residence of their own (again to designs by Kohn).

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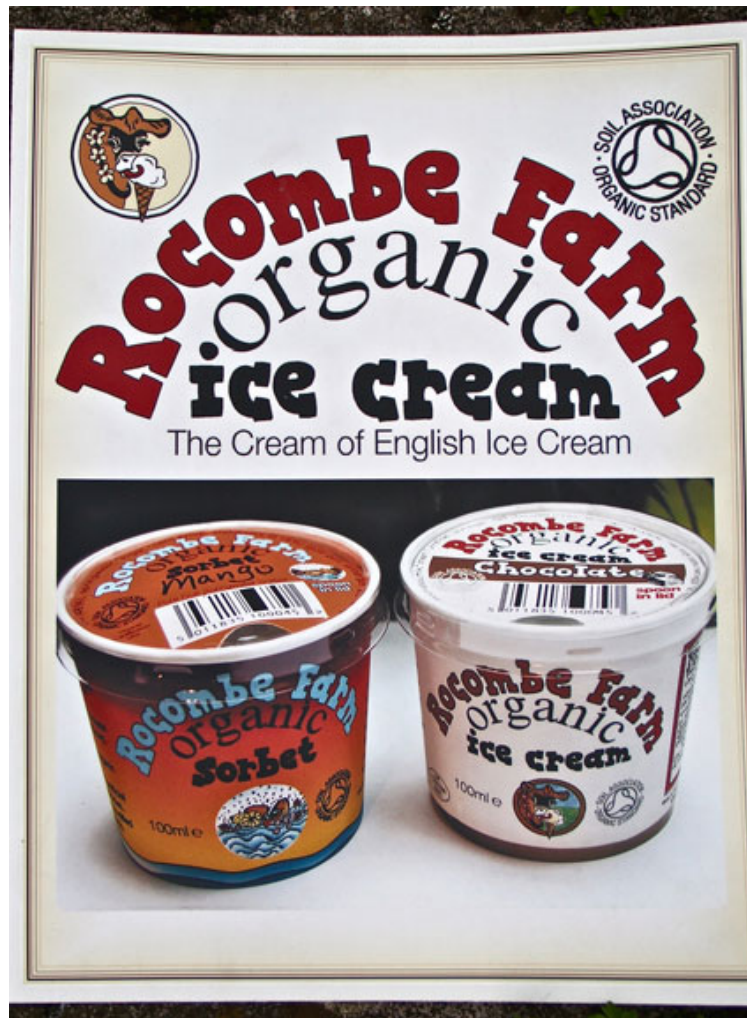
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David Kohn is one of the UK's most admired young architects. A graduate of Cambridge University, he also studied as a Fulbright scholar at Columbia University before going on to work at Caruso St. John. He formed his own practice in 2007 and has since won numerous awards for projects across the world. He has become strongly associated with the art world, working on a number of galleries and the well-publicised 'Room for London', a boat-like structure teetering on the edge of the Queen Elizabeth Hall on London's South Bank that he created in collaboration with the artist Fiona Banner.

Combinteignhead and Stokeinteignhead are both thriving Devon villages with outstanding country pubs and (in the case of the latter) a well-regarded village primary school. Notable towns in the area include Newton Abbot and the coastal towns of Torquay, Teignmouth and Shaldon (all within five miles). There are numerous outstanding places to eat in the area which is well known for its local produce. The beach at Maidencombe is just 1.5 miles away and sailing facilities can be found at Shaldon and other places nearby. Schooling is another strong point of the area, with grammar schools in Torquay and a variety of independent schools including Stover School and a local Steiner.

Full planning permissions can be found on the Teignbridge District Council planning site using the reference 14/00648/FUL

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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”.