

THE MODERN HOUSE



*Suffolk
Sold*

Nr Halesworth

This is a rare and exciting opportunity to purchase a collection of buildings including a farmhouse and studio building on an idyllic, rural site (which the current owner believes to be approximately 9 acres in size) in North Suffolk.

The main 4 / 5 bedroom, timber-framed farmhouse dates back to the 1650s. It was remodelled in the Victoria era and has recently had a significant extension designed by Ted Ridge of the renowned architects Hoare, Ridge & Morris.

Ridge has written that “our projects are informed by a sensitive approach to place, and an interest in materials and the craft of construction... We share a love and thorough understanding of traditional materials and settlements, while exploring designs that, although rooted in context, have a fresh and distinct identity.” The extension is an excellent example of their approach, creating a bright, airy, open-plan interior, whilst still conforming to the original external character of the building.

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Ridge has also designed a striking studio building that provides a single, large and voluminous space with a wonderful outlook across the neighbouring fields. The matt black exterior and simple, stark form of the studio echoes the local agricultural buildings. There is a wood-burning stove in the studio.

A second building, originally designed to provide further accommodation and studio space, can be found opposite the main house. Also designed by Ridge, the timber frame structure incorporates a long studio / living room as well as a bedroom with en suite shower room, a utility room, storage room and WC.

There is a fourth building on the site that was originally for agricultural use and is currently used as a workshop and for storage. Subject to the appropriate permissions, this structure could also be converted or replaced.

The focus of the main house is the large living / dining room designed by Ridge in 2011 as an extension to the original property. This is a double height space with ample glazing and pleasing degree of natural light. This room is open plan with the recently re-fitted kitchen. A second living room (or fifth bedroom) with an open fire can also be found on the ground floor as well as a fourth bedroom and a bathroom.

Steps lead up to the first floor which houses three bedrooms and WC. This part of the house has a strong 17th century character, with exposed wooden beams, low ceilings and uneven floors.

The house sits centrally in the 9-acre site (exact size subject to survey). The property is surrounded by agricultural land on all sides and as such has a wonderful rural outlook from all points. It is particularly suitable for enjoying the vast, open skies for which this part of East Anglia is renowned.

Aside from the buildings, the features of this fantastic property include large areas of flat meadow to the front and rear, a more formal, landscaped courtyard garden at the rear of the house, a small pond to the front of the house and a parking area.

The property can be found in a quiet part of rural Suffolk, in a sought-after area known as The Saints (due to that fact that a number of villages and hamlets in the area are named after saints).



*East Anglia
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The closest towns are the historic market towns of Halesworth and Harleston both of which are about 6 miles away and offer a wide variety of facilities including supermarkets, shops, library, doctors' surgeries and numerous cafes, pubs and restaurants. Halesworth is also well served with transport connections, having a railway station with services via Ipswich to London's Liverpool Street station. The neighbouring rural village of Metfield has a good village shop. There are primary schools in Mendham, Harleston and Halesworth together with High Schools in Bungay (8 miles) and Harleston. The Cathedral City of Norwich lies about 25 miles to the north and Ipswich about 35 miles to the south. The Heritage Coast, on which can be found Southwold, Walberswick, Dunwich and the RSPB Minsmere, is within about 16 miles to the east.

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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”.