

THE MODERN HOUSE



Thackley, West Yorkshire
Sold

Plumpton Barn

Occupying a quiet and peaceful position in a quaint village hamlet, Plumpton Barn is an exceptional Grade II-listed barn conversion, which joyfully couples modern interior details with the charming characteristics of a 200-year-old dry-stone barn. Internal living space spans 2,500 sq ft across two floors, plus there is a self-contained studio providing an excellent home workspace or annexe. Beautifully landscaped gardens of approximately three quarters of an acre surround three sides of the house, with far-reaching views across the rolling West Yorkshire countryside. It occupies an idyllic rural setting, yet is near to Bradford, Leeds and the regional airport – all reachable in 20 minutes by car.

The Tour

Designed to the plans of architect Andy Brown of Corstorphine + Wright, Plumpton Barn sits at the far end of a row of stone-wall buildings. The house is accessed via a private, gated driveway and there are two entrances: a large, timber pivot door and a smaller side entrance on the front façade.

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North England
Sold

Plumptton Barn

The ground floor interior spaces flow with effortless ease; from dramatic double-heights to more intimate, enclosed living areas. Glass walls are strategically placed to invite wonderful amounts of natural light in, and have been topped with thick oak beams to frame the lush expanse of the surrounding gardens. The charming, imperfect patina of 200-year-old Yorkshire stone is artfully paired with polished stainless steel, exposed beams and the clean aesthetic of white rendered walls.

An open-plan kitchen runs the length of the ground level, with dining and living areas positioned at either end; the perfect position for watching the abundant wildlife outside. Suspended ceilings provide more intimate lounge and work spaces, with full-height sliding doors creating neat divisions.

The upper level is organised in two parts; the main bedroom suite occupies one end, while two further bedrooms are positioned on the opposite side of a wide landing. Internal picture windows retain a strong visual connection between the adjoining living and sleeping areas, and allow light to stream throughout the plan. Exposed stone walls and other original details have been sensitively retained as a constant nod to the centuries-old bones of the barn.

Outdoor Space

Externally, the brick-built studio offers a fantastic space to work or host guests, set completely independently from the house within good distance for privacy. The gardens are extensive, with a wonderful, old willow tree shading the centre lawn and mature trees and shrubs at the edge of the boundary. The rear terrace provides a secluded spot to eat and drink in warmer months, with a secondary lawned area, deep herbaceous borders, leafy ferns and birch trees.

The Area

The area surrounding Plumptton Barn is renowned for its exceptional open countryside; a wide network of footpaths and cycle routes are accessible within a five-minute walk from the house. The UNESCO World Heritage Site of Saltaire Village, designed by architects Lockwood and Mawson, is a 10-minute drive from Plumptton Barn and has beautiful Italianate architecture and rich history, and houses the fantastic David Hockney collection at Salts Mill. There are excellent schools within the catchment area, including Bradford and Leeds grammar schools and Woodhouse Grove in Apperley Bridge.

The nearest train station to the house is at Apperley Bridge, reachable within six minutes by car or 30 minutes on foot. London King's Cross is approximately three hours and 20 minutes from Apperley Bridge. Both Leeds and Bradford are 15 minutes by train.

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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”.