

THE MODERN HOUSE



Great Glemham, Suffolk
Sold

Potash Cottage

Nestled in the heart of the undulating Suffolk countryside, Potash Cottage is a wonderful five-bedroom, 16th-century house with a modern, light-filled extension. Lovingly renovated, the many original features have been restored and paired with a distinctly modern interior approach.

The house occupies a secluded position, set back from a quiet country road. The driveway is framed by two huge willows and has parking space for several vehicles. Entrance to the house is via a double-height corridor, with skylights that bathe the space in natural light.

To one side, in the heart of the house, is the open-plan kitchen and dining room, with oak floors running underfoot and original beams, which have been carefully revealed. A contemporary hand-built kitchen incorporates an Aga and in-built open shelves, perfect for displaying cookbooks. Behind the kitchen is a larder. The original front door also leads to the kitchen, through a porch with a quarry-tile floor.

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*East Anglia
Sold*

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Beyond the kitchen is the living room, with wood-burning stove and original beams. Contrary to traditional proportions of many 16th century cottages, the house has generous ceiling heights, and most rooms are dual aspect, increasing the light throughout.

On the opposite side the house is the larch-clad extension, which currently houses a fantastic contemporary studio/workspace. A large picture window at floor height floods the room in light and white-painted floorboards run throughout. Immediately above is a spacious spare room/den. Across the hallway is a mezzanine with an expanse of glazed ceiling and an exposed brick wall. This could be an incredible play area for children, an additional workspace or reading room.

In the original part of the house, four further bedrooms are found on the top floor. At one end is the shared family shower room and at the other the master bedroom with a large and luxurious en-suite bathroom.

A paved seating area is accessed through tall glazed double-doors from the kitchen and beyond are the gardens which extend to an acre and include a formal garden to the front, raised vegetable patches and an area full of mature trees to the rear. There is an abundance of wildlife that can be seen in the surrounding fields, from barn owls, to deer and hares. There are numerous outbuildings; a larch-clad shed next to what is now a chicken coop, a potting shed with potential to convert into another office/workshop space and a greenhouse.

Potash Cottage is incredibly well-located in the heart of the Suffolk countryside, yet is less than 15 minutes from popular Woodbridge with good connections into London. Woodbridge, a picturesque and thriving market town, has a supermarket, many independent shops and useful services, and a variety of restaurants, pubs and cafes.

Just 5 minutes from the house is the beautiful town of Framlingham, with its highly regarded schools, market and castle. Nearby Snape Maltings is a world-renowned centre of music and a visitor destination of great beauty, also popular with local residents. Just beyond Snape is Aldeburgh, a favoured seaside town famed for ice cream, fish and chips, and as the home of Benjamin Britten and some twenty minutes' drive away is Orford, a pretty medieval village on the River Alde, home to the famous Pump Street Bakery.

Connections via rail and road are excellent, with good access to the A12 and direct rail connections from Manningtree station, reaching London Liverpool Street in approximately 65 minutes and Woodbridge which runs to London Liverpool Street via Ipswich with a journey time of approximately 97 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”.