

THE MODERN HOUSE



*Hawkhurst, Kent
Sold*

The Barnyard

A wonderful Grade II listed oak-framed cowshed, recently converted by MiU Design, to create a unique, light-filled home, with idyllic views over an expansive paddock. Located just outside the sought after village of Hawkhurst in Kent, the house comes with a plot of around 3/4 of an acre with a Grade II listed threshing barn, and a 19th-century brick forge. The barn offers a rare and exciting opportunity, having had full previous planning permission for conversion into a four-bedroom residence of approximately 1,850 sq ft.

The cowshed was designed by Matthew Hill and Urszula Russek of MiU Design in collaboration with the current owner, stripping it to its frame, adding new wood cladding and modern Crittall-style windows to give the building a wonderful new lease of life. Set back from the road behind its own pond with an array of wildlife, and with parking for several cars, the house is surrounded by a contemporary landscaped garden with slate paving.

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*South-East England
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The cowshed is set over one level and is largely open-plan with a double-bedroom at the western end. Vaulted ceilings with original exposed beams extend overhead, with four opening skylights providing natural light from above. Wood cladding has been added to the walls and is punctuated by narrow strip windows. Engineered-oak flooring runs underfoot and floor-to-ceiling glazing opens onto a deep paved terrace. The kitchen cabinets were handmade by local carpenters from floorboards reclaimed from a local church. To one side of the butler sink, windows pivot open onto a bar on the garden side.

Behind the kitchen and accessed from the hallway is a generous bathroom, entered via a reclaimed barn-rolling door, with a freestanding cast-iron bath, a salvaged ceramic utility sink and a warming wall.

A mezzanine is set above the bathroom, which the current owner uses as a guest sleeping platform. Along the hallway, one of the original yellow exterior cowshed doors has been repurposed as the door to the bedroom. Fabco steel doors open onto the garden. Fitted cupboards run the length of the room.

On the other side of the central lawn is the early 18th-century oak framed threshing barn and 19th-century brick forge. Planning permission was previously granted for conversion into a four-bedroom house but has since lapsed. The current buildings extend to 1,349 sq ft internally but additional mezzanine levels could be added to create further living space. The barn is already an incredible space which remains wonderfully unchanged and would make a striking family home. The roof of the threshing barn is made from Kent Peg tiles, which were always made with locally dug clay, and were fixed to the roof with softwood pegs. Adjoining the barn, the two-storey brick forge overlooks the pond to one side and the central lawn to the other.

The utilities to the site have already been installed by the current owner, including power, water and waste. There is a new 10/12 person eco-waste tank below ground and a new large 2,500 ltr bunded oil tank with wifi monitor. The cowshed would make a fantastic home whilst the renovations are being completed and additional space is offered by a large caravan which overlooks the paddock and is included in the sale. This space has also been creatively renovated by the current owner to provide further accommodation or separate working space. It has mains power and standard sockets.

On the land, there is an additional wooden annexe with power which is used as a studio and guest bedroom, and an 18th-century cart lodge which could be converted into a workshop, or used as additional storage. There is also a large modern shipping container sited in the field which provides further storage or has potential to convert into living or office space. Grassland offers grazing and space to keep hens.

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Hawkhurst is a large village that is divided into two distinct areas known as The Moor and Highgate. The Moor area centres around a pretty village green on which can be found The Eight Bells Pub. The Highgate area incorporates Hawkhurst High Street, with its distinctive colonnade that includes a good selection of independent shops. There is also a large Waitrose minutes from the house, a Tesco, a public library, a digital cinema and a number of other pubs and restaurants (notably The Great House and The Queen's Inn). Further afield are the larger towns of Cranbrook, Tunbridge Wells, Rye, Lewes and Battle. The area is also famous for its vineyards and therefore there are many good opportunities for wine tasting.

There are many good walks in the area, three castles, as well as kayaking along a local canal, and golf on various nearby courses. Bedgebury Pinetum offers cycling, Go Ape for kids and holds Forestry England outdoor live musical events with key artists performing.

There is an excellent choice of state and private schools in the area including the renowned Cranbrook School for which the house is in the catchment area, St Ronans, Marlborough House, Dulwich Prep and Benenden School for Girls together with the many alternatives in Tunbridge Wells, including Holmewood House, and Tonbridge School for boys at Tonbridge and several highly rated grammar schools.

Rail links to London run from Etchingham Station (a ten minute drive) or Staplehurst (a 20 minute drive) with trains taking 75 and 55 minutes respectively to London Bridge. There are good road communications via the A21 which goes to the coast in one direction and joins the M25, providing access to London, in the other.

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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”.