

THE MODERN HOUSE



Tibenham, Norfolk
Sold

The Long Barn

This expansive five-bedroom contemporary barn conversion sits at the end of a quiet lane in Tibenham, a delightfully rural setting close to the border of Norfolk and Suffolk. Surrounded by its own private garden and extending to over 5,100sq ft internally, the design is the work of Studio Gray in collaboration with the current owners. The house is particularly notable for its large swathes of glazing which bathe the space in light throughout the day whilst framing the wonderful views of the surrounding agricultural landscape.

The house is set back from the road behind its own sweeping driveway with parking for a number of cars. Its silhouette observes the simple form of its previous incarnation as a steel-framed agricultural barn, now clad in standing seam aluminium. Following the footprint and form of the original barn, the proportions are particularly dramatic. Entry is through a wonderful oversized steel and timber pivot door flanked by two windows and a clerestory of glazing above whilst a soaring double-height hall lies behind.

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The ground floor is configured around a sculptural steel and plywood staircase and bridge, custom-made for the space and assembled by local artisans. Large-format Italian porcelain tiles run underfoot throughout, alongside underfloor heating. Here there is an expanse of bespoke plywood cabinetry with a downstairs WC hidden behind one of the doors.

The ground floor is home to the five bedrooms, four of which follow similar proportions and layouts. Each has a large floor-to-ceiling window overlooking the garden which can tilt for ventilation, and a generous en-suite bathroom and separate dressing room positioned behind two large barn doors on steel runners. Each bathroom has porcelain tiles, black fixtures and fittings and anti-fog mirrors. The clean lines of the Cortizo window frames in the bedrooms and throughout the house are preserved through the use of invisible handles.

The master bedroom is found at the northern end of the barn with glazed sliding doors opening onto its own private terrace. A bespoke headboard is set centrally with in-built bedside lights and sockets to each side. Within the en-suite bathroom, a freestanding bath is positioned next to a window for views over the surrounding fields and there is a double shower as well as double sinks.

A second entrance on the ground floor opens into a large utility room with fitted washing machine, tumble dryer and a water softener. The room doubles as a boot room with hooks to hang coats and a storage unit to keep shoes.

The first floor is occupied by two large open-plan spaces at each end. On one side is a kitchen with bespoke plywood cabinetry and a long kitchen island with a black, micro-cement worktop. It is fully equipped with Smeg appliances. Adjacent is a large living space with a wood-burning stove as a focal point and a wall of glazing which frames the spectacular views over the Norfolk fens and its vast sky. The current owners have also created a workspace with in-built cupboards and storage boxes together with a bespoke plywood desk. To one side there is a freestanding pod housing a further WC.

The bridge is connecting two living spaces and is crowned by a spectacular 12 meter rooflight which allows natural light to flood the space. Designed more as a south-facing living area offers a potential for a variety of uses such as a TV room/games area or office or studio space.

The house is incredibly well-insulated in its design and construction, and this efficiency continues with photovoltaic cells on the roof of the garage which generate electricity during daylight hours and air source heat pumps which provide the heating and hot water.



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Outside, the garden wraps around the whole house. On the driveway there is a generous double garage which is also clad in aluminium. At the rear of the garage there is another space which would be perfect for a workshop or office.

The barn is in a fantastic rural location with easy access to the nearby market town of Diss, which has a wide range of independent shops and benefits from excellent rail connections to London with a journey time of around 90 minutes.

Norwich is approximately 30 minutes from the house; a thriving small city with a diverse range of cultural, dining and shopping opportunities. The Lanes, a series of medieval streets in the city centre, was a winner at the Great British High Street of the Year Award. The winner of the Great British Menu, Richard Bainbridge, has opened up a critically acclaimed restaurant, Benedict's. There is an international airport, marinas and boatyards (Norwich is the gateway to the Broads).

Historic Bury St Edmunds is also close by, as are the Norfolk and Suffolk coastlines. Slightly further afield are the Wyken Vineyards and its Leaping Hare restaurant and excellent farmers' market.

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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”.