

THE MODERN HOUSE



Sold

Nr. Aldeburgh, Suffolk

Located close to the popular coastal town of Aldeburgh in Suffolk, this wonderful holiday property comprises a level plot of land bordering open farmland and woods (approximately 1.5 acres) plus a Retreat Home, a three-bedroom dwelling designed by the renowned architects Buckley Gray Yeoman.

The property can be found at the end of a secluded country track in an Area of Outstanding Natural Beauty. The seaside village of Thorpeness, with its celebrated beach and boating lake, can be easily reached on foot via tranquil, fenland footpaths.

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*East Anglia
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Retreat Homes, recently listed in the Sunday Times' 50 Best Homes, are an ingenious and elegant form of holiday home created by the award-winning, London-based architects Buckley Gray Yeoman. Based on a standardised design that can be customised in collaboration with clients, Retreat Homes can cleverly be defined for planning purposes as a caravan thanks to their pre-fabricated construction and lack of groundworks. The current owner, a former architect, adapted the design to create a large, open plan living area with full height floor to ceiling glazed doors, many of which open out onto the ample outdoor terrace areas. As with much of the best Modern architecture, there is a blurring of the boundary between outside and inside space and the timber structure sits comfortably in its countryside setting.

The property has been largely inspired by Scandinavian summer houses, as the current owner says in an article published in Coast magazine; "I holidayed in Scandinavia as a child and a love of summerhouse living, being close to nature and simple design, was instilled in me".

Accommodation is arranged over a single storey and includes an open plan kitchen / living / dining room that is accessed via a courtyard entrance. There are two doubles (one of which is currently used as a second living room / guest bedroom) and a bunk bedroom as well as a bathroom and further separate WC. The rooms have verdant views out to the surrounding land on every aspect.

The plot of land is estimated to be just under 1.5 acres in size and is largely level, grassed land with small areas of woodland. There is a small former agricultural structure on the land that could potentially be restored.

Thorpeness is a world-renowned village that was created in the early 20th century by the wealthy Ogilvie family as a private holiday retreat. It is known for its range of extraordinary buildings – perhaps most notably the 'House in the Clouds' and for the Meare, a beautiful boating lake inspired by J.M. Barrie's 'Peter Pan' (the author was a close friend of the Ogilvies).

Thorpeness has a superb beach and the opportunity for golf and tennis at the Thorpeness Golf and Country Clubs. The local area is famed for its nature reserves, bird watching, walking, sailing and excellent eating opportunities. The historic towns of Aldeburgh and Framlingham are nearby, and Snape Maltings offers world-class cultural events. Popular coastal destinations such as Southwold and Walberswick are also within easy reach.

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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”.