

THE MODERN HOUSE



*Norfolk
Sold*

Thursford Barn

Located on the main green in a tranquil North Norfolk village six miles from the coast, this small 17th century barn has been recently converted into a two-bedroom home by Lynch Architects. The exemplary conversion, measuring approximately 530 square feet, retains the appeal of the original agricultural space whilst discreetly inserting two bedroom spaces and a bathroom at one end as well as a wonderful floor-to-ceiling slatted window.

The main space of the Barn features the original exposed rafters and flint walls, now whitewashed, and is arranged as an open-plan kitchen / living / dining room. It has engineered oak floorboards finished with a Danish oil. The kitchen is fitted with an Aga.

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East Anglia
Sold

Thursford Barn

At one end of the room is a white tongue and groove wall that features 'secret' doors leading to the bathroom, downstairs bedroom and steps leading to the upstairs bedroom space. The birch plywood Norfolk Winder stairs, reached via tongue and groove steps that cleverly double as shelving, are particularly appealing feature of Lynch's intelligent design. The upstairs bedroom space is similarly built in birch ply and is designed to accommodate a king size bed that slots into the space.

At the front of the Barn, Lynch has designed a new brick threshold and brick bench. This looks onto an area of garden that forms part of a larger space that incorporates two other neighbouring gardens. The level garden is largely lawn and has a small outhouse. There is a gravel pathway that runs alongside the Barn, on the other side of which is a space for parking two or more cars.

The Barn can be found in the centre of the small, picturesque village of Thursford. Thursford has a church and a renowned museum dedicated to vintage fairground equipment. There is a good pub approximately one mile from the village and further facilities can be found in the surrounding villages or towns of Holt or Fakenham (both approximately seven miles away). There is local produce available nearby at the excellent Walsingham Farms Shop.

The renowned beaches and villages of the North Norfolk coast are approximately six miles away, with the wonderful expanses of Holkham Beach (regularly named as one of Europe's best beaches) just eleven miles.

The barn is run by the current owners as a very popular holiday destination and generates up to £20,000 each year in rental income. Full residential planning consent has recently been granted, so the property can be rented as a holiday let or occupied as a dwelling. Maintenance and care is currently carried out by a local family.

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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”.