

THE MODERN HOUSE



*York
Sold*

Trentholme Drive

With an extension designed by award-winning Coffey Architects, this three bedroom detached contemporary house is set back from the road within a conservation area, around a mile from York's city walls. The building was a double regional RIBA award winner in 2012.

The inverted accommodation is split over two floors, with bedrooms on the ground floor and the main living space on the first floor. Entrance is to a wide hallway leading to the three bedrooms. The master bedroom has an ensuite bathroom and a pair of tall windows that let light in whilst maintaining privacy. Also at this level are two further bedrooms, a shower room and a self-contained office with separate ground-floor access.

An open-tread steel staircase leads to the first floor, a spectacular open-plan living space with dramatic exposed wood ceiling punctured with skylights. To the right is a dining area and open kitchen, and to the left the reception area. A raised platform at one end looks onto the peaceful terrace through expansive full-height windows and a glazed door.

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The house is approached across a hard-standing with space for a number of cars. A gravel drive leads to the front door past a workshop/garage on the left and an established landscaped garden on the right.

The building, as it stands, is made up of two parts; an original wood-clad structure built in 2000, and the award-winning zinc-clad extension added in 2011 which is designed to be self-supporting without the use of columns. The architect selected Zinc for its energy efficiency and sustainability – it requires little maintenance as the self-finished material ages naturally achieving an attractive patina. The design was given an Ideal Home of the Year 'Blue Ribbon' in 2013.

The house is conveniently located within walking distance of York's historic city walls and around 15 minutes from the racecourse in the other direction. The nearby Mickelgate area offers an exciting mix of bars, cafés and restaurants including Skosh, which recently won high praise from the Guardian's Jay Rayner. In addition to the city's historic sites, there are two theatres, the York Art Gallery and the picturesque Museum Gardens.

York station is a 15-minute walk from the house for local services and mainline access to London King's Cross in around two hours.



*North England
Sold*

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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”.