

THE MODERN HOUSE



*Norfolk
Sold*

Trimingham

The Garden House is set in half an acre of land on the edge of Trimingham village, just ten minutes walk from the coast in the idyllic Norfolk countryside. The design makes reference to traditional cottages in the area, with the addition of a flat-roofed glazed section which opens the house fully to the garden. The two wings either side of this – each half of a traditional pitched roof – are set at angles to create dynamic views through the house and to the fields beyond.

A private drive leads to the house from a country road, through the garden which is often visited by Muntjac deer and barn owls. The heart of this house is a glass-walled living space that has two huge sets of wonderful metal framed bi-fold doors that open to a courtyard at the front, and to the lawn at the back. In the summer the courtyard becomes an external room, also connected to the kitchen through further doors on the other side. There is a quiet sense of being embedded in nature in every room in the house.

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Entry is to a lobby, WC and boot room. This opens onto the central space which has a contemporary wood burner that sits on a slate hearth. To the left are three bedrooms, each with a large door that opens to the gardens, and a family bathroom. In the right wing is the master bedroom with en suite. A canopy on the outside of the building shelters the rooms from the rain, even when the doors are open.

The kitchen has wonderfully high ceilings and two long windows that frame the garden and fill the room with light. This is fitted with neutral cabinets and wooden worktops that are lit from skylights above. There is also a separate utility room. There is planning permission in place for a studio in the garden behind the house, angled to look through the glass section to trees beyond.

Trimingham village has a lively community and has a newly built community hall. Cromer is a ten minute drive away and is known for its pier which has summer concerts and a host of food, culture and arts festivals. The town and surrounding area were popular Victorian and Edwardian holiday destinations and retain much of their charm. Cromer has a good selection of galleries, an independent cinema, a golf course and tennis courts. Number 1 Cromer also provides the area's best fish and chips, owned by michelin-starred chef Galton Blackiston.

The nearby village of Gunton is home to the award-winning Gunton Arms & Deer Park. Bought by art collector Ivor Braka in 2009, the converted country house has a restaurant by Stuart and Simone Tattersall which serves the estate's own venison and local seafood and is decorated with Braka's contemporary art collection.

The house is also within walking distance of the sea and the award-winning North Norfolk coast path. Cromer has two blue flag beaches, while Mundesley beach is equally beautiful and free of crowds in the summer. This part of Norfolk is ideally situated between the north coast and the Norfolk broads.

Trains to London Liverpool Street run regularly from Gunton station and take just under 3 hours (via Norwich). The A11 is accessible by car in around 50 minutes.

*East Anglia
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”.