

THE MODERN HOUSE



Nr. Southwold, Suffolk
Sold

Upper Barn

Upper Barn is one of a pair of semi-detached properties occupying a spectacular setting on the beautiful Blyth Estuary. It was converted by the renowned architect Richard Griffiths in 2001.

The Blyth estuary is an Area of Outstanding Natural Beauty and a Site of Special Scientific Interest. It incorporates a National Nature Reserve, a Suffolk Wildlife Trust reserve, and a RAMSAR internationally important wetland. The barn is in the rare and hugely privileged position of being set in the heart of the Blyth estuary with a panoramic view taking in the church towers of Southwold, Walberswick and Blythburgh. At low tide the estuary is teeming with waders – dunlins, curlews egrets and flocks of avocets – and the resident barn owl frequently flies over at dusk.

Planning laws stipulate that this property cannot be used as a principal residence. The site can be found down a quiet track on the outskirts of the pretty village of Blythburgh, just four miles from the popular seaside town of Southwold.

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East Anglia
Sold

Upper Barn

Accommodation incorporates an entrance hall leading to an open-plan ground floor with living, kitchen and dining areas. Floor to ceiling glazed doors open out onto further brick terraces. Also on the ground floor are two bedrooms, a bathroom, WC and utility room. On the first floor can be found a further bedroom and a galleried area currently used as another bedroom and games space but could be utilised as a study or for other purposes.

Given that the setting has an immense appeal not only in summer but also in winter (particularly for bird watchers), the architect has ensured that the building is well insulated and well heated with wood burning stoves in both the main living areas of the barn and full underfloor central heating throughout.

There are spectacular views of the estuary and surrounding farmland in all directions. The barn is surrounded by largely level grounds which are part cultivated and part meadow so as to fit in with the surrounding landscape and to be low-maintenance. There is ample space for parking.

Richard Griffiths is a renowned London-based architect who is well known for working in sensitive environments with unique buildings. He has worked on an incredible range of high-profile buildings including Lambeth Palace, Southwark Cathedral and the St Pancras Hotel.

Blythburgh is an historic Suffolk village that is perhaps chiefly notable for its majestic church (known as 'the Cathedral of the Marshes'). It also has a shop / post office and good village pub. Nearby Walberswick is well known as one of the most attractive coastal villages in Britain and has two excellent pubs and fine sandy beach. The elegant town of Southwold is similarly celebrated and offers beautiful architecture, sandy beaches (which regularly win 'Blue Flag' awards), excellent places to eat out and exceptional shops. It is also home to the Electric Picture Palace, a small but remarkable independent cinema. Further afield (about 13 miles away) are the popular town of Aldeburgh and Snape Maltings, the home of the world famous Aldeburgh Festival of Music.

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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”.