

THE MODERN HOUSE



*Devon
Sold*

High Bickington

This remarkable energy-efficient house, designed by the architects Gale & Snowden, is set in the beautiful Devon countryside, close to the village of High Bickington. The property includes four acres of mixed woodland (which supplies fuel for the house), and seven acres of pasture.

The house has been designed around a spectacular open plan kitchen / dining / living room that has soaring ceiling heights. Largely double-height, this is a room with rare qualities of light and space and has wonderful views across the valley. Also on the ground floor is a utility room, pantry, store room, shower room and a large bedroom with views to the east and south.

The property is entered via a lobby on the first floor that leads onto a gallery overlooking the living space. There is a cloakroom off the gallery and two bedrooms, one of which is the master with an en suite shower room.

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*South-West England
Sold*

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Natural materials have been used throughout the house, including oak flooring and clay paints used throughout the interior and timber cladding, slate roof and limewash to the render on the exterior.

Gale & Snowden are architects specialising in energy efficient buildings and the energy performance of this property is notable (as reflected in the rare B rating on the energy performance certificate). The house is highly insulated, is triple glazed and naturally ventilated. It faces south and large windows maximise natural light and solar gain. Because of the solar gain, no heating is needed on a sunny day in winter and in summer the broad roof overhang ensures that the house does not overheat. Such are the impressive levels of insulation, the whole house is heated by a single wood stove and the current owners maintain a temperature of 18 – 20 degrees all year.

Photovoltaic panels also provide an annual feed-in tariff that has recently been in excess of £1,000 per year. Solar thermal panels provide hot water for about six months of the year. Low energy lighting and appliances have been used throughout.

The idyllic site was once a cherry orchard. The woodland below the house is now a mixture of mature trees and hazel coppice and provides ample fuel for the wood burner in the house. It is bounded by a small stream.

The property has far reaching views to the east over fields to the valley of the River Taw (celebrated as the home of Tarka the Otter) and to the south across a wooded valley. Sunrises, in particular, are spectacular.

As well as the four acres of woodland there are also seven acres of pasture, which can be accessed from the road and has a mains water supply so would be ideal for keeping horses or other animals.

This is also a large productive vegetable garden incorporating raised beds, a polytunnel and a soft fruit cage. A double garage with power and water can be found beside the main house.

Secluded, but not isolated, the house is a short distance (approximately half a mile) from the historic Devon village of High Bickington. This is a thriving village with a strong community that has recently built a community centre and workshops for local businesses. There is a small shop / Post Office in High Bickington, as well as a nearby garage with a well stocked shop that opens late. There is a C of E primary school in the village.

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The nearest station, Umberleigh, is 1.5 miles away with trains to Barnstaple and Exeter. There is easy road access to the market towns of Great Torrington and South Molton, both approximately eight miles away. The renowned Plough Arts Centre in Torrington has a regular programme of films, live events and theatre. The North Devon beaches, renowned for surfing, are within half an hour's drive.



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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”.