

THE MODERN HOUSE



East Rudham, Norfolk
£1,170,000 Freehold

Broomsthorpe Road

Located in the pretty village of East Rudham, Norfolk, this five-bedroom house has been perfectly designed to connect with its bucolic surroundings. Built in the local vernacular of red brick and flint, the traditional house also has a sleek, modern rear extension with polished concrete floors that flow out to the garden beyond. A sense of sociable living reigns, with interior spaces cleverly designed to amplify this sense of connection with the outdoors. Broomsthorpe Road lies close to the transport links of King's Lynn, as well as Norfolk's beautiful coastline.

The Tour

The house is positioned at the end of a gravelled driveway behind a front garden bursting with herbs and greenery; its traditional frontage of red brick conceals the contemporary nature of the home within. This represents the impressive synthesis of old and new throughout the house, where the marriage of the two is played out in the architecture, materials and colours used. There is space for two cars on the driveway, plus a further space in the enclosed garden, as well as a detached garage.

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The main living spaces are in the beautiful rear extension, encompassing an open-plan kitchen, dining room and living area with a log-burning stove. Polished concrete floors extend underfoot, and bi-fold doors wrap around the corner, opening directly to the garden. A skylight above the kitchen island welcomes further light into the space. The kitchen itself is by Venetian company Cesar, and has been executed to the highest standard, with stainless steel worktops and contemporary grey cabinetry. Built-in appliances include a Fisher & Paykel fridge, a SubZero/Wolf cooker and a Miele wine fridge. Behind the kitchen lies a generous pantry for food storage.

At the front of the plan on this floor is a second living area, with dark grey walls by Paint and Paper Library that create a cocooning, welcoming atmosphere, aided by a log-burning stove. Engineered oak floors create contrast with the polished concrete of the extension. On this floor is also a utility room with a washer/dryer, a shower room with electric blue walls by Little Greene, plus two bedrooms and an office. One of the bedrooms is currently used as a TV snug and has direct access to the garden through bifold doors.

The first floor is home to three generous bedrooms. The main bedroom has walls painted in a serene shade of green by Paint and Paper Library and is wonderfully bright care of its dual-aspect nature. Built-in wardrobes wrap around one corner, with natural wool carpet on the floors. An en suite has a large walk-in shower and quartz-tiled walls. On the opposite side of the plan is a similarly generous bedroom with an en suite; between the two is another bedroom and a family bathroom. This third bedroom is defined by a cosy nook to the front, which makes a wonderful office space.

Outdoor Space

The beautiful rear garden flows out from several access points within the house, creating a wonderful sense of connection between indoors and out. A concrete patio surrounds the house, leading to a verdant lawn beyond that overlooks open fields. The large lawn is dotted with mature specimen trees, including silver birch, sycamore and pine, which make a haven for local birds; wonderfully stocked borders enclose the space.

There is ample space for several seating areas, one of which is bounded by the original redbrick wall at the bottom of the garden. At the opposite end is a large log store, a shed for storage, plus an external power room with a large sink adjacent. There is room to park several cars in this area.

A flourishing front garden stocked with bushels of thyme and lavender offers another secluded seating area.

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The Area

East Rudham is a pretty village close to both the useful transport links of King's Lynn and Norfolk's beautiful coastline. The village itself has a popular pub, The Crown Inn, which serves good food, as well as a café and primary school.

The beautiful seaside towns of Wells, Brancaster, Burnham Market, Holkham and Burnham Overy Staithe are all under 25 minutes from the house by car. There are many fantastic restaurants locally; Sculthorpe Mill was recently voted the best hotel and restaurant in the East of England by the Sunday Times. There is also the Dabbling Duck in Great Massingham, Congham Hall, Morston Hall and various more in nearby Burnham Market. There is also an abundant Farmers Market in Fakenham every Thursday, as well as at Creake Abbey on the first Saturday of the month, alongside a brilliant deli.

Houghton Hall, whose hall, spectacular gardens and exhibitions of art are open to the public, is less than eight minutes away from East Rudham.

There are good state schools in both King's Lynn and Fakenham – including Fakenham Junior School and Fakenham Academy – whilst private schools include Greshams in Holt, Glebe House in Hunstanton and Beeston Hall near Sheringham.

Trains run from nearby King's Lynn station directly to King's Cross station in circa an hour and 50 minutes, via Cambridge, which is approximately 50 minutes from King's Lynn.

Council Tax Band: E

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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”.