

THE MODERN HOUSE



Reedham, Norfolk
Sold

Holly Barn

This wonderful five-bedroom house, in a stunning setting overlooking the Norfolk Broads, was designed by the renowned architects Knox Bhavan and can justifiably be described as one of the most widely admired Modern architect-designed houses in Britain.

Shortly after it was built, Holly Barn won the 2006 RIBA Manser Medal (the most sought-after residential architecture prize in the UK). "This is a meticulously considered project," wrote the judges of the prize, "a mature piece of architecture and a worthy winner." The house has also won or been shortlisted for a host of other awards, a few of which are mentioned below:

"An unusual and striking house in a lovely setting. The detailing is excellent." Judges at the 2006 Wood Awards.

"The long, low structure, with its Dutch barn-like hooped roof, take the breath away." Judges at the 2006 Regional RIBA Awards.

THE MODERN HOUSE



*East Anglia
Sold*

Holly Barn

Another avowed admirer of the house, the television presenter, writer and designer Kevin McCloud, has described it as “a poetic exercise in wood”.

Holly Barn can be found on the edge of the Norfolk village of Reedham, bordering open countryside. An entirely new-build house, despite the echoes in the design of traditional agricultural buildings, it is clad entirely in Siberian larch (including the roof), a wood that resonates with the local vernacular of windmills and boat-houses. At each gable end of the house is an arc of mirror that defines the curved roof shape and reflects the wide Norfolk skies.

The house sits on a level plot approximately 2/3 acre in size. The garden has been landscaped by Declan Buckley, whose designs at Holly Barn have been described as an “elegant and practical planting scheme that means there are flowers and vegetables for the house all year round”. There is also a garden studio.

Accommodation at the house includes four bedrooms and a games room on the ground floor and, to take advantage of the far-reaching views to the Broads on one side and open countryside to the other, a living room and open-plan dining room / kitchen on the first floor. Also on the first floor is the master bedroom, with an en-suite bathroom, and a study space. Windows are large and run almost the entire length of the building, bringing in plenty of light and giving a wonderful outlook. “The main thing [about the house] is the light,” wrote Hugh Pearman in a piece published in *The Times*. “The place is drenched in it... With yachts moving lazily on the river below, it’s an idyllic place.”

Originally designed for a wheelchair user, the house benefits from broad corridors and doorways, giving an open, generous feel to the internal spaces.

The house sits on former farmland at the edge of the village of Reedham. It overlooks meadows, reeds and wetlands to the south and magnificent oaks, hedgerows and fields to the north. Reedham is a traditional Norfolk village, with a shop, a number of good pubs, a church and, of course, plenty of places from which to sail on the Broads. Reedham also has a train station that runs services to Norwich in approximately 20 minutes. Services run from Norwich to London Liverpool Street in under two hours.

To see a YouTube clip of the house please [click here](#).

THE MODERN HOUSE



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”.