

THE MODERN HOUSE



Walpole St. Peter, Norfolk
Sold

Ochre Barn

Ochre Barn is a vast brick and pantile Victorian threshing barn transformed by the architect Carl Turner into a magnificent living space. The main barn (506 sq m) is accompanied by a smaller studio building designed by Turner, both being situated on a rural two-acre plot on the Norfolk / Cambridgeshire / Lincolnshire border. Located close to the village of Walpole St. Peter, the property can be reached from London in under two hours.

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Ochre Barn

The main barn is arranged with an impressive living / dining / kitchen space occupying the primary part of the building, and a side wing accommodating five bedrooms and three bathrooms. Turner has designed the central area so that none of the impact of the original space is lost. The sheer volume of the room is breathtaking, being reminiscent not only of a barn but also an ecclesiastical building or art gallery. To bring some intimacy and scale to the space, Turner has created a number of sculptural furniture pieces to define and divide the space. Perhaps most notable is the bespoke kitchen, created largely from OSB, a type of wood that Turner chose as an echo of the hay stacks that would have originally filled the space. Other materials used include polished concrete for the floors and resin-coated plywood. Also situated in the main space is a free-standing double-height utility unit housing a bathroom, utility room and, on top, a study area.

The bedroom wing incorporates five good-sized bedrooms. The main bedroom has an en-suite bathroom, a dressing area and a wood-burning stove, and space for a sofa. The second bedroom also has an en-suite bathroom. All bedrooms feature floor-to-ceiling glazing looking onto the garden, paddock and farmland beyond. The studio building, named the 'Stealth Barn', has a bedroom area, bathroom and kitchen / living space. It has extensive glazing that gives wonderful views of the local landscape and the huge skies for which this area is renowned. The outside space incorporates a large parking area, a wildflower meadow, a landscaped courtyard, a further formal garden area and a large paddock.

Carl Turner is an acclaimed architect with his own practice based in London. Specialising in residential projects, his work has featured in numerous publications including Wallpaper*, Blueprint, the Architects' Journal and the Financial Times. For more on Carl Turner and on Ochre Barn, please see the History section.

Walpole St. Peter is a village in the Fens most famous for its Grade I-listed late medieval church, which is said to be one of the finest in the UK and is known as the 'Cathedral of the Fens'. The nearest town is Wisbech, described by the renowned architectural historian Nikolaus Pevsner as having "one of the most perfect Georgian streets in England" and described recently in 'The Guardian's' 'Let's Move To' section with the words "Wowser. What a find Wisbech is!" (article by Tom Dyckhoff: 14/5/11). The landscape of the Fens is one of the most distinctive and atmospheric in Britain, being most notable for the amazing skies.

Local services include a village shop in nearby Terrington St John, as well as numerous local farmers selling fresh vegetables, fruit etc. directly from their farms. Wisbech has a number of supermarkets, with a wider choice of shops and restaurants, a cinema and an arts centre in Kings Lynn (eight miles away). Kings Lynn also has a train station which runs services to London King's Cross in 1hr 45mins.

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The celebrated beaches of the north Norfolk coast, as well as the numerous restaurants and shops for which the area is known, can be reached by car in 30 – 60 minutes (depending on where along the coast you are heading).



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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”.