



# BACK TO LIFE

A derelict farmhouse has been transformed with the perfect blend of old and new

WORDS ALISON DAVIDSON PHOTOGRAPHY MALCOLM MENZIES STYLING BEN KENDRICK



#### KITCHEN

Dark, glazed wall units painted in Farrow & Ball's Railings contrast with the weathered oak units from Blakes London. A concrete worktop echoes the polished concrete floor, and a reclaimed wood table and mismatched chairs add to the industrial look. The pendant lights are from Luma ▶



**HOME PROFILE**

**WHO LIVES HERE**

Anna Beauchamp, 41, an A&E doctor, her husband, Jon, 42, who works in the pharmaceutical industry, and their children, Mabel, eight, Barnaby, six, and Wilfie, three

**THE PROPERTY**

A six-bedroom Georgian farmhouse in Rotherwick, Hampshire

**PRICE** £850,000

**MONEY SPENT** £400,000

**WHAT IT'S WORTH NOW**

£1.5m

**I** Having returned from Switzerland, where her husband Jon had been working for a couple of years, Anna Beauchamp found herself sitting in their London home trawling the internet, looking for a family house in the countryside. 'We had got used to the and greenery of Switzerland,' explains Anna. 'The children loved it and, with a baby on the way, we decided it was time to move out of the capital.'

It was during one of her searches that Anna saw a five-bedroom, red-brick Georgian farmhouse that looked promising. She drove to the village, saw the surrounding landscape and fell in love. 'One of my requirements for a country home was that it be within walking distance of a pub, and the village had two. I sat in one of them and I could see the roof of the house across the fields,' smiles Anna.

Even though the farmhouse was a wreck, Anna discovered that 22 people had viewed the property at an open day and it was going to sealed bids. It sold, but she refused to give up. 'I became slightly obsessed with it, phoning the agent every two weeks to ask how the sale was going,' she says. Fortunately

for her, it all fell through two months later, so Jon and Anna swooped in and bought it.

In their haste, they hadn't even viewed the inside – the property was derelict with a tree growing through the living room and ivy climbing up internal walls. An ugly double garage had been tacked onto the side, but Anna was confident she could turn it into the home she wanted.

One of the first structural changes was to turn the old garage into a modern, open-plan living space, with a kitchen-diner and an informal seating area. 'We knew the garage would need extensive renovation work, but were shocked to discover the builders had knocked it down due to a misunderstanding over the plans. Luckily, they had kept the roof tiles and lintels, so it wasn't a complete disaster,' explains Anna.

As the room was a key part of the build, Jon had clear ideas about what he wanted in the kitchen, including weathered wood units, a combination of concrete and marble worksurfaces and a polished concrete floor, as a nod to the old garage. He found what he wanted at Blakes London. The large bifold doors were another must-have, so the family could enjoy the fabulous views. Plus, Anna insisted on a ▶

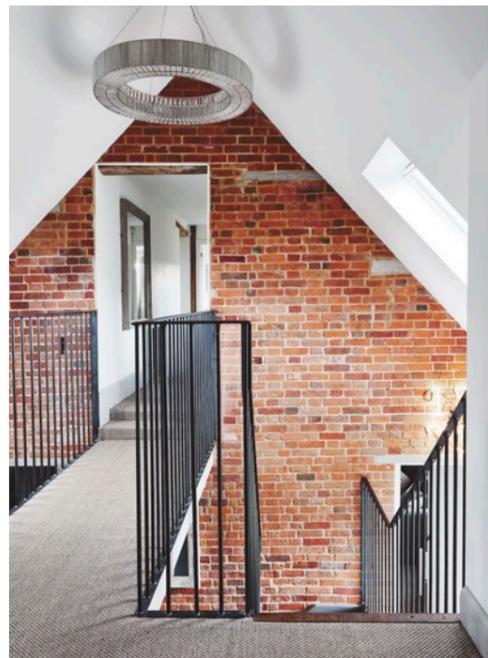


**KITCHEN-DINER**

This contemporary open-plan area was the starting point for the renovation of the whole house, and is Scandi-meets-industrial in style. A large island unit, with a Carrara marble top and Cox & Cox stools, houses a dishwasher, wine fridge and bin on the side facing the Aga. The couple bought the classic Mondaine Swiss Railway clock when they were living in Switzerland

**LIVING AREA**

Here, the extension meets the original part of the house, where a door leads to the boot room. A blue Chesterfield from Sofa Workshop is teamed with cushions from Kate Forman and an industrial-style coffee table from Loaf. The large floor lamp is from Rigby & Mac



**SEATING AREA**

To the left of the room is a door that leads to the children's playroom. A neon sign above it reads 1773 – the year the farmhouse was built. The date was discovered etched onto a brick on an outside

**STAIRCASE**

Linking the original farmhouse to the new extension, the staircase has treads made up of old floorboards salvaged from a bedroom

**EXTERIOR**

The modern timber-clad extension has been sympathetically added to create a spacious family home

**LIVING ROOM**

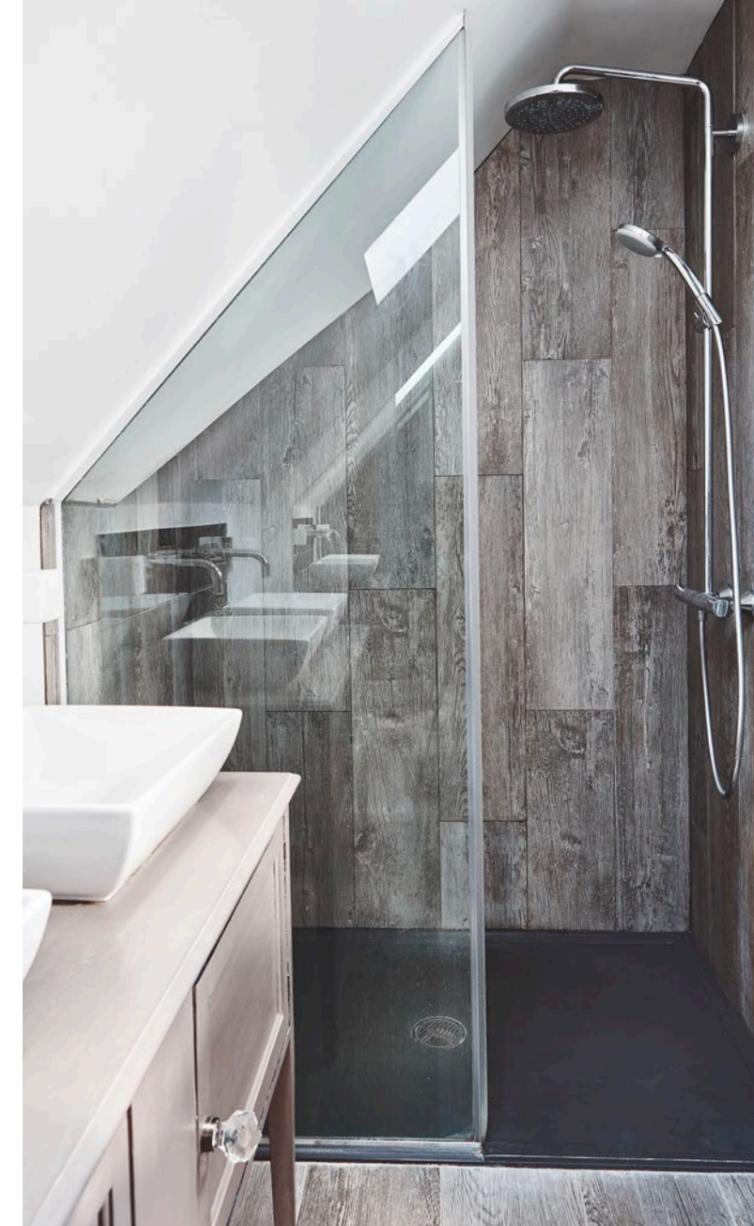
(Through doorway) The space was carefully renovated after the inglenook fireplace had to

**STUDY**

be completely rebuilt as it was coming away from the wall. Different width floorboards with distressed edges from Hitt Oak give an authentic look



‘I made sure I’d have a good view of the old oak tree in the garden from the bath’



boot room for all the coats and shoes. ‘When we were living in London, I dreamed of having a boot room – and I love it! Every member of the family has their own cubbyhole with hooks with their initials on. I used Scion’s Mr Fox wallpaper to add a touch of fun.’

In the original part of the property, the inglenook fireplace in the living room was coming away from the house as there were no foundations, which is common in Georgian properties. It had to be taken down and rebuilt brick-by-brick with new foundations, and at one point the whole room was open to the fields. The ceiling had to come down and be replaced too. All of the brick walls and wooden beams were sandblasted to remove years of dirt and grime.

Amazingly, the original windows were still intact, so Anna had them repaired. Referencing old pictures, she also reinstated a door where the original entrance had been. There were no floors anywhere, so the couple decided on wooden planks for the drawing room and flagstones for the rest of the ground floor, sourcing them on the internet and driving up to Cotes Mill in Leicestershire to choose the ones they wanted.

A playroom was created next to the living room for their three children. It was once the old dairy and still

has the original metal hooks in the beams. A log burner was installed to give it a cosy feel.

Between the old and new parts of the house is the staircase, built from scratch with a metal balustrade and treads made from old floorboards from one of the bedrooms. ‘Our builder fell through the floor as the boards were rotten, but I salvaged as many as I could for the staircase,’ Anna explains. ‘He thought I was mad!’

Upstairs, a spacious main bedroom and a guest room are in the new extension above the kitchen-diner. Both have ensuite bathrooms, although Anna insisted on a bath in the bedroom, which is positioned so that she can see a huge oak tree from the middle window pane. The three children’s bedrooms and a further guest room are located in the original farmhouse.

The building work took a year to complete, and during this time the family stayed in their London property, then, the day after Wilfie was born, they moved in. ‘I wouldn’t recommend moving house with a newborn!’ laughs Anna. ‘But our new home is perfect and everything we could wish for. I can’t imagine living anywhere else.’

#### MAIN BEDROOM

The extension was enlarged so that Anna and Jon could enjoy better views of the surrounding countryside from their bedroom. The freestanding cast-iron bath was painted in Farrow & Ball’s Lamp Room Grey and carefully positioned so that it faces an old oak tree in a nearby field. Bespoke shutters offer privacy and add a touch of traditional character to the space

#### ENSUITE

Jon designed the room, which has sleek grey, wood-effect ceramic tiles on the walls and floor. The basins and painted washstand are Ebay finds

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