

New Builds Extensions Conversions Renovations Inspiration

# SELF BUILD & DESIGN

www.selfbuildanddesign.com

November 2018 £4.75



## Luxury beach house

Quirky features add a real WOW factor

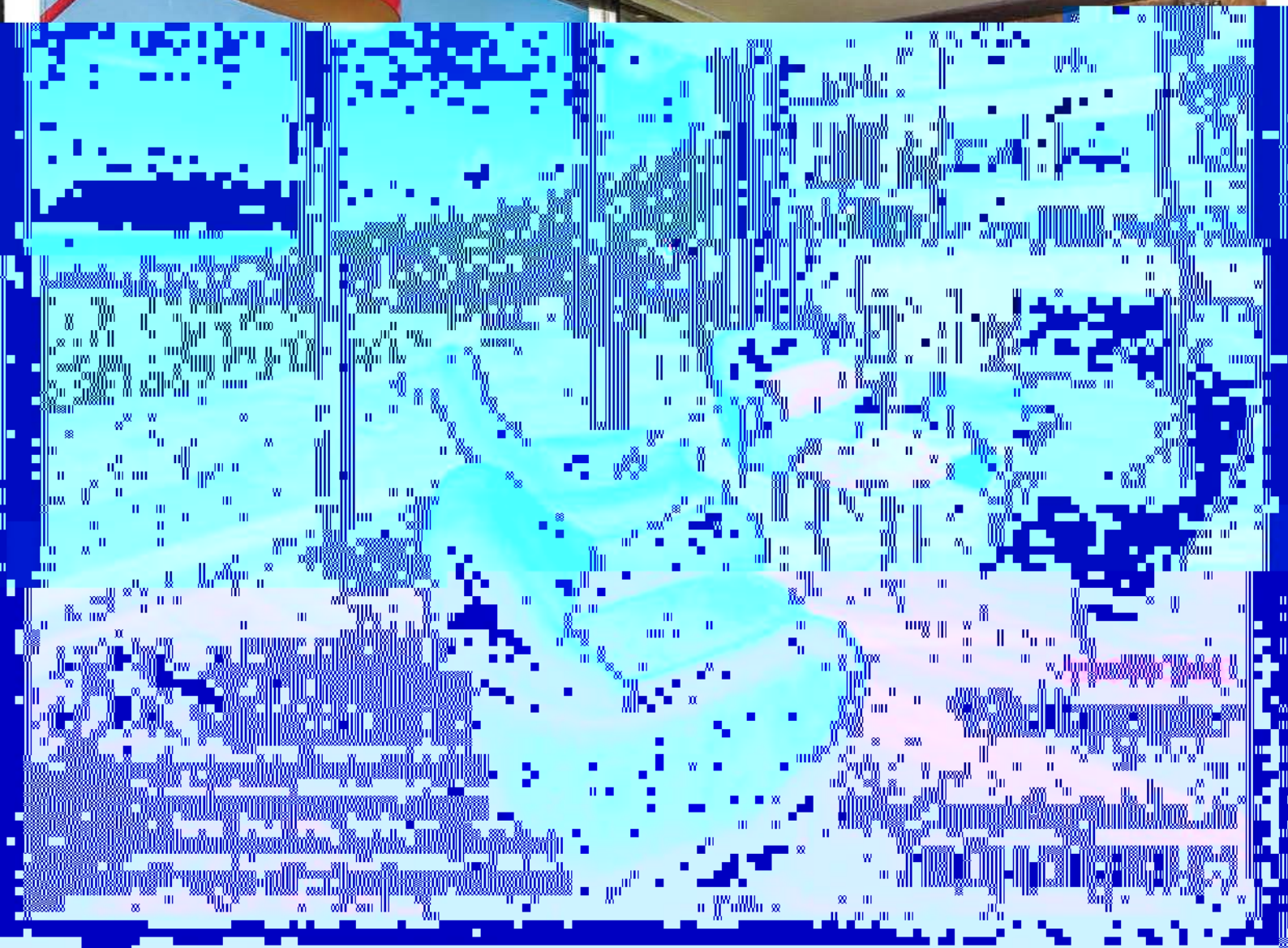
## 27 AMAZING FIRES & STOVES

Wood-burning, gas  
and electric options

### INTERVIEW

## Laura Hamilton

TV presenter and  
property renovator





## EXTERIOR

Set on the cliffs overlooking Wansow Mouth Beach, the three-storey Barford Beach House is clad in cedar and black render. The main lawn overlooks the beach, with a covered area outside the kitchen for outdoor sofas and a wood-burner. A wood-fired hot tub is set beside a fishing boat which featured in artist Luke Jerram's Withdrawn installation in Bristol.

## In brief

**Project** New build  
**Location** Cornwall  
**Cost** £800,000  
**Spent** £1.4m  
**Worth** £2.75m

# Out of the ORDINARY

Ken and Illona Aylmer have built a luxurious timber-framed beach house overlooking a secluded cove, with secret doorways, imaginative features and quirky touches which make it unique.

STORY: DEBBIE JEFFERY PHOTOGRAPHY: BRETT SYMES/BROWNHILL PHOTOGRAPHY





THE KITCHEN  
The kitchen is a bright, airy space with a large window and a wooden table. The walls are painted a light color, and the floor is made of wood. The kitchen is a bright, airy space with a large window and a wooden table. The walls are painted a light color, and the floor is made of wood.



B  
The kitchen is a bright, airy space with a large window and a wooden table. The walls are painted a light color, and the floor is made of wood. The kitchen is a bright, airy space with a large window and a wooden table. The walls are painted a light color, and the floor is made of wood.





## In detail

### PROJECT

**Architect** Trewin Design:  
trewin-design.co.uk

**Builder** Jon Steele, Horst Construction:  
horstuk.co.uk

**Interior designer** Marcus Crane:  
mccullyandcrane.com

### STRUCTURE

**Electrician** Terry Graves Electrical:  
terrygraveselectrical.co.uk

**Plumber** MPA Plumbing: 01566 779613

**Windows and sliding doors supply**

Aspect Windows: aspect-windows.com,

Eco Haus: ecohausinternorm.com

**Zinc roof** Zincworks Roofing:

zincworks.co.uk

**Steel frame and timber cladding supply**

Horst Construction: horstuk.co.uk

### FIXTURES AND FITTINGS

**Copper bath** William Holland:  
williamholland.com

**Atrium lighting** Alex MacArthur Interiors:  
alexmacarthur.co.uk

**Sanitaryware** St James Collection:  
stjamescollection.com

**Kitchen and sauna supply** Horst  
Construction: horstuk.co.uk

**Flooring** Chauncey Timber flooring:  
chauncey.co.uk

**Wood-burners** Charnwood Stoves:  
charnwood.com

**Slate worktops** Markstone Granite:  
markstonegranite.co.uk

**Copper cladding** Metal Sheets:  
metalsheets.co.uk

**Solar panel and underfloor heating  
supply** MPA Plumbing: 01566 779613

**Hot tub** Weltevree through bigfire.co.uk

**Steel staircase and shelving** In Steel:  
insteelonline.co.uk

Barford House is available for  
holiday rentals with Kate and Tom's:  
kateandtoms.com

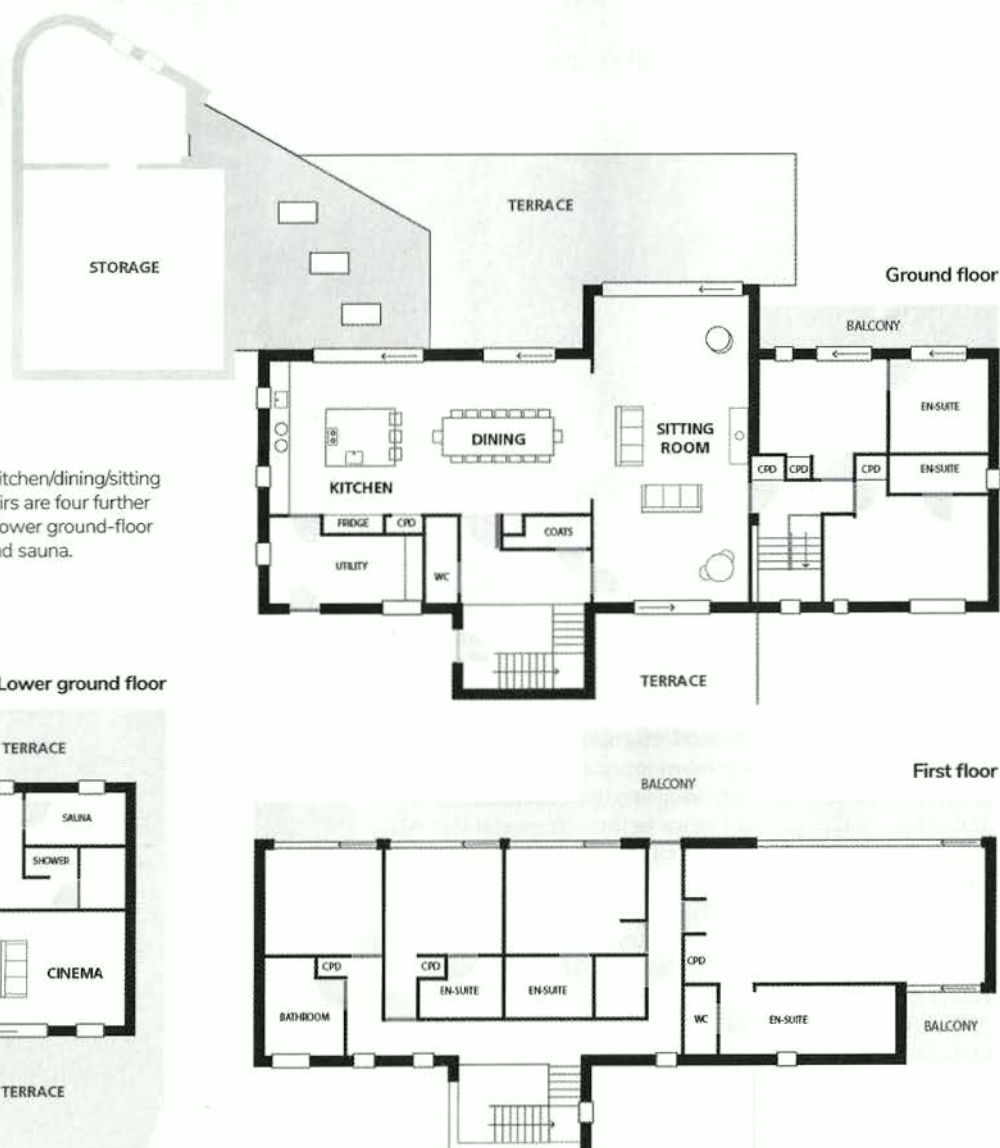
### THE FLOORPLAN

The ground floor accommodates an open-plan kitchen/dining/sitting room, a utility and two en suite bedrooms. Upstairs are four further en suite bedrooms opening onto balconies. The lower ground-floor level contains a games room, bar, spa, cinema and sauna.



### THE BUILD

The fast-build CLT panel system was imported from Austria and is inherently airtight. The whole family flew out to visit the factory and see the fabrication of their panels.







“Every room has its own character – making the house somewhere we all love to spend time.”



#### INTERIORS

A copper-clad central wall and hand-made metal shelving surround the sitting room wood-burner, with sliding glass doors at both ends of the room ensuring views right through the house to the seascape beyond.

between the kitchen and sitting room – as suggested by daughter Ella – but it is the lower ground-floor level which has proved to be the surprise hit.

“The old bungalow had a small basement area, but when the builders began digging they realised that the foundations needed to go down two metres further than originally planned in some places,” says Ken. “This gave us the unexpected opportunity to create a much larger basement, which we’ve made into a bunker bar, home cinema, games room, spa and sauna.”

The extent of the basement was kept secret from the Aylmers’ three children – Ella, now 19, Scarlet, 16 and Leo, nine. “We covered up the door to the bunker bar and games room with sheets of plasterboard during the build and only unveiled it once the house was finished,” laughs Ken.

“They were told to find the secret room – which is reached by a hidden tunnel in the cinema – and were shocked to find what we’d built. It’s a windowless room with no view of the sea, but it now seems like such an important part of the house and by chance it fits a pool table exactly.”

The basement excavation and house build were completed by Ken’s good friend, builder Jon Steele of Horst Construction, who used local subcontractors wherever possible. Trewin Design project managed the build, with Ken and Illona choosing the finishes.

“It was very much a belt-and-braces build, with a steel and timber frame which is massively engineered to withstand the wind and support the enormous glazed openings,” says Ken. “We were hampered by the weather as it rained all summer,

render,” says Ken, who was responsible for choosing the black external render which makes such a strong impact. “The colour raised a few eyebrows at the time, but it’s settled into the landscaping really well and looks good against the silver of the cedar boards.”

One of the ground-floor bedrooms has been built in the same place as the original bungalow master bedroom, and each of the six new bedrooms has a private en suite, located to the rear of the plan to allow bedrooms to capture the view.

Three children’s rooms are positioned across the landing from Ken and Illona’s incredible 50-sqm master suite, which enjoys panoramic sea views through a wall of aluminium-framed glass doors opening onto the balcony. The couple also have a smaller private balcony, a kitchenette with a cocktail bar, and a sitting area with a wood-burner, as well as a slate and marble clad en suite bathroom with a feature brass bath.

The ground floor accommodates a vast open-plan kitchen/dining/sitting room, with sliding doors created





