

Coastal retreat



Jonathan and Jane Eddy have created their ideal house by transforming a dated dwelling into a stunning contemporary abode

WORDS & PHOTOS **ALEX PRATT**

When the Hampshire-based Eddys were looking to buy a holiday home to regularly enjoy with their three young children, they felt it made sense for them to venture to the West Country, where Jonathan's family are settled. "We'd been on vacation on the Lizard Peninsula in Cornwall several times before and loved it, plus we were keen to purchase in a particular village," says Jonathan. "But unfortunately, this area has a limited supply of houses."

They adored the region's traditional stone cottages, clustered around tiny harbours. However, many of the larger properties on the edges of the villages were constructed in the mid-20th century

before planning restrictions had tightened. The Eddys found that few of these buildings appealed to the modern lifestyle they (along with many other young families) enjoy. In fact, the house that Jonathan and Jane ended up buying had such little kerb appeal that they initially declined to visit it.

"When we first came across this 1980s dwelling we wrote it off because it was so ugly! It was covered in yellow pebbledash, which just looked awful," says Jonathan. "However, what it did have was a good location, excellent views and just the right amount of space. Once we stepped inside the property we instantly recognised its potential – all it needed was a facelift."

THE EDDY FILE

NAMES Jonathan & Jane Eddy
OCCUPATIONS Company director & housewife
LOCATION Cornwall
TYPE OF BUILD Renovation
STYLE Contemporary
PLOT SIZE 1,450m²
LAND COST £695,000
BOUGHT 2012
HOUSE SIZE 255m²
PROJECT COST £354,933
PROJECT COST PER M² £1,392
TOTAL COST £1,049,933
BUILDING WORK COMMENCED September 2014
BUILDING WORK TOOK One year
CURRENT VALUE £1,000,000



The revamped property sits naturally within its plot, surrounded by trees

“Once we stepped inside the property we instantly recognised its potential – all it needed was a facelift”

Coastal influence

Inside, the house was in a decent condition, but the exterior was another matter. As well as the dated facade, there were thick brick pillars held up by a narrow balcony. The inspiration behind the dramatic revamp, which was mostly permitted development, came directly from the surrounding coastal scenery. Jonathan and Jane knew they wanted to make the most of the stunning vistas, so felt an upside-down layout with lots of glass would suit perfectly.

They engaged local architect Simon Longworth-Riggs of D3 Architects to transform their dream into a reality. Together, they set about redesigning the house, both inside and out, and put the contract to tender. Local firm Bayly Builders took on the job and work began at the end of summer 2014.



The kitchen design includes a freestanding island and Aga



The dining room boasts a large table, perfect for long, leisurely family meals



Modern facelift

The main outside alterations focused on the balcony, where an additional 26m² of space has been added. This element required planning permission, which was approved in just four weeks. Neat poles and an outside staircase have replaced the brick columns, while concrete paving slabs in the garden below have disappeared in favour of Indian sandstone paving. The balcony's glass balustrade with steel handrails allows a clear view of the sea from the first floor.

Arguably the most striking element of the redesigned home, the expansive glazing boasts the modern allure that the family were after. “We wanted as much glass as possible along the front,” says Jonathan. Here, the Eddys have opted for floor-to-ceiling sliding doors with slim profile aluminium frames.

The facade has been updated to complement the new large windows. They decided against timber cladding on the cantilevered first-floor extension due to the exposed coastal setting, opting

WE LEARNED...

UNDERSTAND COSTS from the start. It's always worth creating a realistic budget breakdown because it's easy to underestimate pricing.

MAKING ALTERATIONS to your initial plan during the project will increase fees and time frame. However, we don't regret any of the changes we made and feel they were for the best.

SEEK INSPIRATION from the landscape. The coastal views are a key focal feature for the area, so we wanted to make the most of these. To do this we included expansive glazing positioned specifically to enjoy the panorama.



instead for white Marley Eternit Cedral fibre-cement. Elsewhere, the pebbledash has been stripped away and replaced with fresh painted render. New rainwater goods and soffits complete the look.

For Jonathan and Jane, the landscaping was an integral part of the project. The steep garden was in need of a dramatic makeover and has benefitted from substantial improvements, including a tarmac drive (with improved levels) and gravel – chosen because of its resemblance to pebbles on the beach.

Interior makeover

The three bathrooms had seemed fine when Jonathan and Jane bought the dwelling, but once they moved in to the house it became

clear that they were not in good working condition. Refurbishing two out of the three was the very first change the couple made to the property. They completed the new spaces with contemporary fittings and electric underfloor heating. The other bathroom was large enough for the Eddys to transform into a play area, while another bedroom became an extra bathroom.

The couple had originally intended the home's layout remodel to be a little less dramatic – having initially planned to make only a small alteration to the upstairs landing, for instance. However, whilst rewiring, they found the space impractical and decided to rip out the entire staircase and turn it around. This has created a better sense of flow and the family are thrilled with the result, as Jonathan

comments: "It has massively improved the size of the sitting room, which means that we now have enough room for a grand piano!"

The realignment meant the hallway flooring (which was originally laid around the flight) had to be removed and replaced. The area was re-screeded and new flagstones were put down – an additional expense and time delay that the Eddys had not foreseen. They also chose to specify an engineered oak floor in the sitting and dining rooms.

With no mains gas in many remote Cornish villages, their choices regarding central heating were limited. They decided to keep the existing oil-fired system, but have installed new radiators throughout.

For many, the utility zone may not count highly on the list of priority areas, but for a family of five living so close to the beach, ripping out the existing units and replacing them with a better-designed layout was essential. "It was previously just a hotchpotch of cabinets," says Jonathan. The room is now a useable space that services the family's holiday needs perfectly.

Going off-plan

As a busy company director, Jonathan had not intended to get hands-on with the work. However, as is often the case with a self build project, he and Jane couldn't resist the temptation of getting absorbed in the process. "I shouldn't really have had so much involvement. But we did a lot of the sourcing ourselves; we found suppliers we liked for elements such as the floors, doors, utility



units, windows and radiators. It was just as easy for me to order it as it was for us get the builder to do so," he says.

When it came to the timeline, the project didn't exactly run according to schedule, with the house completed nine months later than planned. This was mainly due to delays with third party suppliers. "I'm philosophical and don't tend to get too emotional, so the timings didn't bother me too much. My main frustration in the process was not getting enough clarity on costs," says Jonathan.

Luxury retreat

Now fully completed, this contemporary dwelling looks and feels like a new build, with all traces of the tired 1980s house thoroughly

A clear view of the coast is established through the large sliding doors in the lounge



banished. The family is already making full use of their new holiday home, spending as much time there as they can. "I look forward to the escapism that it provides," says Jonathan. "The residence is a complete contrast to our period property in Hampshire and we love the laid back lifestyle of Cornwall."

For many, the idea of completing such major renovations on a part-time abode may seem a drastic undertaking, but the Eddys

couldn't be happier with their decision. "If we had waited for the perfect house in our ideal location to come onto the market, we may never have found it – especially in this particular village," says Jonathan. "Perhaps it hasn't been cost-effective, but we have created a second place for our family that we love, so, for us, price just wasn't an important factor. We didn't complete this project to make money, we did it to get the holiday home that we wanted."

closer look

Upside-down layout...

For Jonathan and Jane, the main selling point of this house was the ideal coastal setting. In order to make the most of the views out to sea, the couple decided to turn the traditional concept of property layouts on its head by creating an upside-down floor plan.

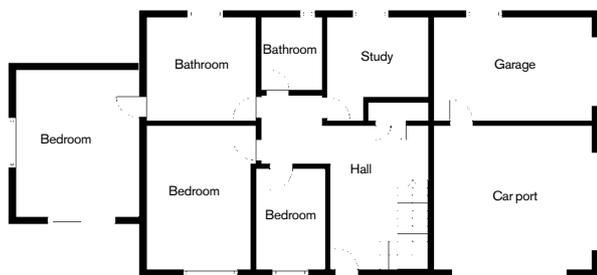
Bedrooms are situated on the ground floor, with an open-plan space above. Large windows connect the entire living area with an adjacent balcony. Glass balustrades maintain safety whilst also allowing the home to make the most of the wonderful coastal panorama.



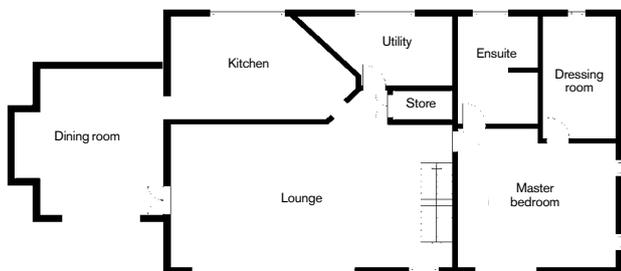
Exterior staircase leads to balcony & lounge



Floor plans



Ground floor



First floor



TOTAL BUILD COST BREAKDOWN

Elements	Cost m ²	Cost %	Total cost
Project management	£8	1%	£2,100
Preliminaries	£25	2%	£6,424
Main contact (incl. site prep; floor, wall & ceiling finishes; joinery & fittings; electrics; decorating; & external work)	£819	59%	£208,968
Windows	£151	10%	£38,618
Plumbing & heating (incl. bathroom & kitchen)	£307	22%	£78,219
Utility room	£45	3%	£11,448
Hall flagstones	£8	1%	£1,934
Miscellaneous	£29	2%	£7,222
Grand total			£354,933

Useful contacts



ARCHITECT **D3 Architects** 01872 260421 www.d3architects.co.uk
 MAIN CONTRACTOR **Bayly Builders** 07866 869333 www.baylybuilderslimited.co.uk **SANITARYWARE & BATHROOM TILES** **Devon Bathroom Centre** 01392 823030 www.devonbathroomcentre.co.uk **WINDOWS** **DSL** 01872 261260 www.dsouthwest.com **DECKING** **Millboard** 024 7643 9943 www.millboard.co.uk **ENGINEERED OAK FLOORING** **Woodstock** 01326 370020 www.wood-stock.co.uk



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