

# AUCOOT



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ADDRESS

The Old Byre, Isle of Wight

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PRICE

£750,000

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ARCHITECT

Gianni Botsford Architects

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## INFORMATION

Breathing new life into two rural barns, The Old Byre stands as a testament to the ambition and vision of its owner, working in close collaboration with architect Gianni Botsford. When it won the RIBA National Award the jury noted “interiors are animated throughout the day, as the sun passes over and illuminates different spaces at different times, while at night they appear to glow from within.” Honouring the barns’ original footprint, the renovation weaves in modernist interventions through materials such as polycarbonate, while preserving the history of the existing brick and stonework.

Ten minutes from Cowes town centre, the home is reached via a quiet country lane and enjoys a sense of bucolic seclusion without feeling entirely cut off. On approach, its utilitarian heritage is still legible in details like the corrugated steel façade and crisp metal flashings.

The two distinct dwellings face onto a central courtyard, conceived as both a transitional threshold and an ‘outdoor living room’. On one side, the barn has been transformed into an airy living area, anchored by a floor-to-ceiling glazed door that floods the space with natural light. Here, the polycarbonate elements marry form with function, chosen as a method for ‘insulating the outside of the building rather than in the interior’, it provides the thermal performance of triple glazing, while casting welcome shade in the summer months.

The interior layout is clearly defined, with living and cooking zones divided by a central dining table. Underfoot, polished concrete flows throughout, complementing the utilitarian stainless-steel kitchen island, with integrated Miele appliances. Exposed shelving draws the eye upward to the vaulted ceiling and pared-back ply wall. Behind the kitchen, a large door leads to a practical zone comprising a W/C, pantry, and the primary entrance that has ample room for coats and bags.

At the opposite side of the courtyard sits additional accommodation with three bedrooms and a library. Exposed wooden beams and brickwork, echoing the barn’s original vernacular, pair seamlessly with plywood bedrooms, each opening via glazed doors to the courtyard. All interior doors feature magnetic inserts that close with a satisfying pull. At the end of the building is the main bedroom which has a generosity in scale and serene atmosphere.

The design strategy for energy efficiency includes an air pump heating in place which provides electricity for both barns and the thermal improvement of the exterior of both buildings. These enhancements have elevated the EPC to a B rating, which is exceptional for a barn conversion.



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EPC

=B

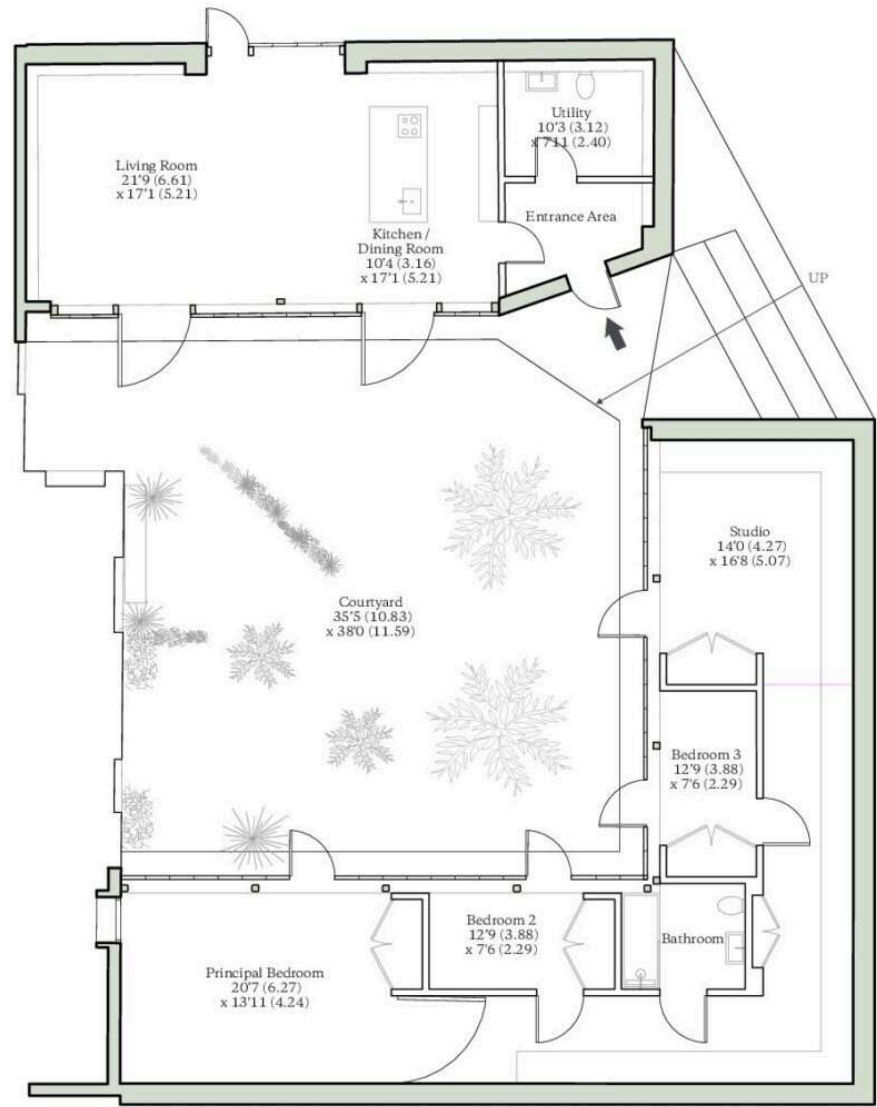
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THE OLD BYRE, COWES, PO31

Approx. Internal Area = 1792 sq ft / 166.5 sq m  
Approx. Courtyard Area = 1644 sq ft / 152.7 sq m  
For identification only - Not to scale



**AUCOOT**  
RICS Property Measurements Standard

