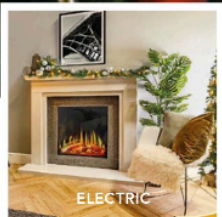


“Later on, we’ll conspire as we dream by the fire...”



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Exterior

Amy didn't want the building to look twee from the outside, so chose Farrow & Ball's Down Pipe for the cladding and Pitch Black for the front door, which offsets the white door and window frames

‘It feels so magical here at Christmas’

Amy Maynard knew the dilapidated outbuilding in the garden of her new home would make a charming guest lodge - and the result is simply stunning

Words SHARON PARSONS Photography RICHARD GADSBY



Step inside...

Meet the owner

Amy Maynard, an interiors consultant and stylist, lives here with children Lottie and Theo

House details

A former garden outbuilding converted into a one-bedroom guest house in Appledore, East Sussex

When she bought it

2015

↑ Kitchen

A simple run of kitchen units from Howdens keeps the open-plan living space uncluttered and functional, with engineered wood flooring laid throughout. The mismatched table and dining chairs were savvy junk-shop finds

When Amy Maynard came to view a house in a pretty rural village near Ashford in Kent, she was more than taken with its layered history. The oldest part dates back to the 1700s and she discovered that in Victorian times it was the local hardware store. 'My then husband Charlie and I loved its character, and we knew it would make a great home for our children Lottie and Theo,' she says.

There was, however, another reason why Amy was so captivated by the property. In the garden was a ramshackle old building that had last been used as a carpentry workshop, and she knew immediately that

with a little imagination it could be transformed into something really special – such as self-contained accommodation for guests.

The family eventually moved in to their new home, but while the idea remained at the back of Amy's mind, it was to be another couple of years before there was an opportunity to put her thoughts for the crumbling building into place, as the main house required plenty of care and attention first. 'In hindsight that was actually a good thing, as it gave me time to mull over my ideas and plan it all properly,' she says.

The renovation got off to a rocky start, however, as after instructing an architect to bring her vision to life, just a few months into the project he →



↪ **Design details** In the kitchen, open shelving and hooks in place of wall units are used to display some of Amy's collection of artwork, vintage china and decorative pieces
 ↑ Vintage glasses entwined with fairy lights and festive decorations create a relaxed display
 ↪ A trio of mottled-glass effect tealight holders placed amid natural foliage add a shimmering glow

was unfortunately taken unwell and couldn't carry on with the job. Luckily, Amy was recommended another architect, Rob Pollard from RX Architects, and the plans for the transformation were able to progress, with the decision made to keep mainly to the original footprint of the workshop. 'We knocked down everything apart from the original brick walls, which I was determined to keep,' she recalls. 'At one point, they were the only features still standing.'

Amy did have to refine some of her original ideas a little, including her plan to install a mezzanine floor to create a second bedroom, but this would have entailed underpinning the property, which wasn't possible. 'Rob came up with the great suggestion of installing sleeper-style bunk beds fitted in a corridor instead, so we can now sleep up to five people in here,' she says. 'It's a lovely design feature and feels like an old-fashioned sleeper train.'

The exterior of the brick building was totally transformed with painted wood cladding and →

WINTER HOMES

Cosy corner

Natural elements such as wood and rattan contrast with an eclectic mix of folklore-inspired pattern, texture and colour in the living area. 'The touches of cherry red really help to bring it all together,' Amy says



Living area

The exposed brick walls are a reminder of the building's industrial past as a carpenter's workshop. Positioned in one corner, a wood-burning stove with exposed flue from Direct Stoves creates a cosy focal point, the striped rug is from Namaste and the Roman blinds, in Ronja Charcoal linen mix, are from Ada & Ina



“*Amy*
It's a wonderful place for guests to unwind for a few days; I love to dress it with handmade wreaths, swags and decorative finishes at this time of year”

large Crittall-style French doors that lead out onto a neat decking area, framed by a picket fence. 'We deliberately chose the largest doors we could to maximise the light inside,' she says.

While there were no major disasters regarding the build, a few hiccups did crop up along the way, but they were quickly dealt with. 'When we applied for planning permission, a neighbour initially objected but we managed to work that out,' Amy recalls. 'We also learned to always be mindful of our budget and to allow some contingency funds, as a project like this almost always costs more than you originally intended.'

As the little lodge began to take shape, Amy could finally start to bring together the decorative scheme she'd long envisaged – New England style combined with industrial-inspired features. 'I wanted it to be relaxed and eclectic, so it felt as if everything had evolved naturally,' she explains. 'I always try to buy items I love for my home rather than adhering too strictly to a 'look'. Your instincts are likely to be right and you'll find everything somehow





↑ Reclaimed feature

Amy added a decorative roll-top bath, which she painted in Little Greene's Light Peachblossom, to the bedroom. A Roman blind in Christopher Farr Cloth's Carnival Olive fabric adds privacy at the internal window that looks into the living area

works together.' Amy came across many wonderful pieces in auction rooms, vintage shops and online, but her best buy was a roll-top bath bought locally for £200. 'It had been left outside and was full of spiders, but I didn't care,' she recalls. 'It was coming home with me!'

Amy admits she was sad when the project drew to an end as she had thoroughly enjoyed the whole process. 'Our builders, Blakes Design, were fantastic, and there was a great sense of camaraderie on site. Even the children got involved – to such an extent that when it was finished, the guys presented them with little hard hats.'

The Outbuilding, as it is now known, has become everything Amy hoped for. 'It's a wonderful place for →

Bedroom

The walls have been clad with wood and painted in Cromarty by Farrow & Ball to mirror the exterior and introduce a contrasting finish to the exposed brickwork. The Double Puffin headboard from The Headboard Workshop is upholstered in ticking fabric by Vanessa Arbuthnott



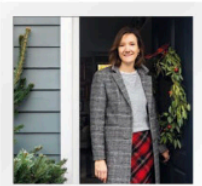
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Bunk area

This ingenious use of space, with a skylight above, sees bespoke bunk beds tucked into one side of the little corridor with an extra truckle bed underneath. The walls and bed cabinetry are painted in Farrow & Ball's Studio Green



“Amy
The bunk beds are a lovely design feature; it feels like an old-fashioned sleeper train”



→ **Shower room**

Amy found the marble basin online and her builders made the stand to her specifications. The Hexagon black matt tiles are from Tiles Direct and the Pistachio herringbone tiles from Bert & May

guests to come and unwind for a few days at any time of year,' she says. 'But there's something about the festive period that makes it especially magical. And Amy loves to go foraging for Christmas spruce to enhance this.

'There's so much in the garden or down country lanes for me to transform into handmade wreaths, swags and simple decorative finishes,' she says. 'It's become a cosy little cabin straight out of a storybook.'

For information on staying at *The Outbuilding* visit theoutbuildingappledore.com

Find the fireplace for you this season

From woodburning to electric fires, DRU UK's Niall Deiraniya evaluates the options



Crisp, cool days and longer nights are upon us, and there is no better feeling than returning from a brisk walk and relaxing next to a warm fire. But do you opt for a gas fire, a woodburning stove or an electric model? Will you convert your existing chimney or select a fire that doesn't require one? Let's consider the choices...

WOODBURNING FIRES AND STOVES

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