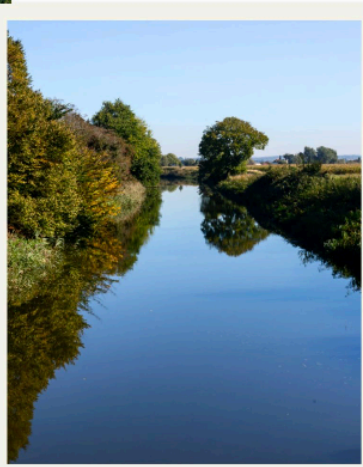


# ECHOES OF NEW ENGLAND

East Coast American charm blends with chic industrial accents  
in this converted workshop in the Kent village of Appledore

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## HOME PROFILE

### WHO LIVES HERE

Amy Maynard and her husband Charlie, with their children, Lottie, eight, and Theo, five

### THE PROPERTY

A renovated workshop adjoining an 18th-century former village store in Appledore in Kent



**EXTERIOR**  
The Outbuilding, at the rear of an 18th-century home in Appledore in Kent, was clad in cedar and painted in Farrow & Ball's Down Pipe – the choice of colour

was inspired by the buildings in New England. The roof is made from corrugated cement, while picket fencing encloses a secluded outdoor seating area, which

is edged with box balls and illuminated by festoon lighting at night  
**LIVING ROOM**  
A mix of tapestry and embroidered cushions, sourced from charity shops and Ebay, adds

colour and pattern to the sofa, which is another Ebay find. The coffee table is a second-hand piece and the rug is from Namaste. On the exposed brick wall

– part of the original workshop – hangs a range of artwork sourced from Rye Old Books, grouped around an antique-style map. The fabric for the blinds came from Ada & Ina







#### FAMILY PORTRAIT

Amy with Lottie and Theo under an apple tree in their garden

#### KITCHEN

The cupboards, which came from Howdens, have been painted in Farrow & Ball's Railings and topped with Carrara Bella quartz from Granite & Marble UK. Amy chose two different types of cupboard handles – brass and marble – from The Shop Next Door in Rye. The oak parquet floor is from Maxam Flooring and the table is a charity shop find

#### LIVING AREA

Books and children's toys fill the bespoke shelving in this comfy space. The school chairs came from Ardingly Antiques & Collectors Fair

#### BEDS

Architect Rob Pollard came up with the clever idea of installing bunk beds in the corridor. They were built by carpenter Stuart Manger to create the feel of a sleeper cabin on a ship or train and painted in Farrow & Ball's Studio Green. A staircase leads up to the top bunk



The sunsets here are unlike anything I've seen elsewhere,' says Amy Maynard of the big skies over Appledore in Kent, where she lives with her husband Charlie and their two children. As the village lies on the edge of Romney Marsh – a large area of coastal wetland dotted with sheep and ancient churches – there is plenty of wide-open space for the sun to put on a spectacular display. 'Moving back here has given me a renewed sense of awe about the area,' she explains.

Amy grew up in nearby Winchelsea – a hilltop town in East Sussex, overlooking the south coast. But all through her years working in London as a journalist, she always knew that she would return to her rural roots. 'I think the countryside is in my blood,' she says. 'I'd come down to visit my parents at weekends and the minute I got into the car to drive back, I could feel my shoulders going up. I did love London, but I knew my heart was down here.'

After meeting her husband Charlie, a fellow journalist, and having children, Lottie and Theo, her desire to relocate became even more

urgent. And so, in 2015, she and Charlie began searching in earnest for a new home. To finance their lifestyle change, they were looking for a family property with an outbuilding they could convert and run as a holiday let. An 18th-century former village stores in Appledore, with four bedrooms and an Arts & Crafts frontage, seemed to have exactly what they wanted. But what really clinched the deal for them was a ship-lapped carpenter's workshop in the garden and an orchard leading to open fields.

The family settled into their new home in August that year, and though the house itself needed only a lick of paint, the workshop was a different story. 'It was very rudimentary,' Amy says. 'There was sawdust everywhere and a massive crack in the back wall.' She and Charlie enlisted the help of an architect, who began drawing up plans for a new-build to take its place. However, a few months into the scheme, everything came to a halt. The architect – the son of a family friend – told Amy he had to stop working and then, not long after, tragically took his own life. 'It was devastating,' says Amy. She had

built a relationship with him – he would come round for coffee and talk about their plans – and it was some time before the Maynards felt ready to progress with the build.

Eventually, Amy was recommended the architect Rob Pollard, (now of RX Architects), and their plans were back on track. Planning permission was granted for a single-storey bolthole, and work began in August 2017. Amy was determined to project-manage the build, alongside her builder, Ryan Blake. 'He really shared my vision and was sensitive to the whole process.' From the outset, she had clear ideas about how 'The Outbuilding' should look, its cedar-clad exterior inspired by New England vernacular architecture and the interior nodding to a New York loft look.

It was a radical rebuild. The original workshop was almost completely taken down, apart from two brick walls, around which everything else took shape. These now form the textural backdrop for the open-plan living space, and the stripped-back, industrial feel is carried through to the steel-framed doors, which open out onto







## SHOWER

The shower room has a luxe feel, with green Bert & May tiles behind a marble basin from Belgravia Marble, and gold taps by Vado, which came from WC1 Bathrooms

## BATHROOM

Amy found the freestanding roll-top bath advertised on a local forum, had it restored and re-enamelled by The Bath Doctor in Faversham, and painted the outside in Little Greene's Light Peachblossom. The blind is made from Carnival fabric in Olive by Christopher Farr Cloth, while the chair is from Ardingly Antiques & Collectors Fair

## BEDROOM

Chalky pink and pale green lend this space a romantic feel. The timber-lined wall behind the bed was painted in Cromarty by Farrow & Ball, while the headboard, from The Headboard Workshop, is covered in a ticking fabric by Vanessa Arbuthnott. Stripes continue on the throw by BlanketsDesignMaroc, found on Etsy, and the pink cushions are from The Shop Next Door

FOR STORE DETAILS SEE WHERE TO BUY PAGE



the decked terrace. 'They were the most expensive thing,' Amy smiles. 'I wanted it to feel rustic but luxurious.' A smaller, black-framed window has been installed between the main bedroom and the living area, opening up the layout and allowing light to flood through the space.

By spending money on key pieces – such as the windows, engineered oak parquet flooring and sleek shower fittings – Amy managed to achieve the high-end look she wanted. At the same time, she reduced costs by sourcing characterful pieces from antiques markets, charity shops and Ebay. The roll-top bath was discovered on a local forum. 'A guy had it rusting in his garden,' says Amy. 'I went to see it and it was full of spiders!' Now re-enamelled by Faversham-based The Bath Doctor, and painted in Little Greene's Light Peachblossom, it's the centrepiece of the main bedroom, where dusty pinks and pale greens combine with ticking fabric to create a timeless, romantic feel.

In the kitchen area, above cupboards painted in Farrow & Ball's Railings and topped with pale quartz, a colourful collection of ceramics, glass and enamelware lines the open shelving. Mismatched

embroidered cushions dress the sofa and a rocking chair sits beside the woodburner. 'I wanted it to feel like a home from home,' says Amy. Other quirky touches include the custom-built bunk beds in the corridor. Inspired by sleeper cabins on ships and trains, they give children a playful sleeping zone to make their own.

The Outbuilding opened to guests in 2018 and received lots of glowing feedback. 'People get inspiration from it, which is particularly nice,' Amy says. She works from home (as a freelance journalist and PR) so hosting guests fits around her routine. Outside work, the family have immersed themselves in the countryside. 'The children can be a bit more free-range,' Amy enthuses. 'We love Camber Sands, and spend a lot of time in Rye – there's so much for kids to do here.' As for Amy, she has reconnected with the landscape of her childhood in a new way. 'I used to take it for granted, but the countryside here is so uplifting, and this has given me a chance, as an adult, to fully appreciate it.'

To rent The Outbuilding visit [theoutbuildingappleford.com](http://theoutbuildingappleford.com)  
See Amy's interior designs at [amymaynardinteriors.com](http://amymaynardinteriors.com)

## Get the Look

Recreate Amy's cheerful home with lots of colour and decorative details



1 Alice headboard in Bethie Tricks Pink Waves, from £1,400, KD Loves 2 Handmade rectangle Blush velvet cushion, £55, Att Pynta 3 Round mirror, £90, Nordic Nest 4 Nomad Taurus rug, from £169, Weaver Green 5 Bedside cabinet, £595, Ceraudo 6 Ollie wool blanket, £85, Toast 7 Round birch veneer tray in Animalcules Crimson, £29, Cambridge Imprint 8 Hester stackable chair, £95, Habitat 9 Otomi cushion, £75, Montes & Clark 10 Brass wall light, £168, Pooky FOR STORE DETAILS SEE WHERE TO BUY PAGE

## STYLE IT FAST FOR UNDER £30



Parker weave floor cushion, £25, Dunelm



Enamelware tumbler, £17.50, Molesworth & Bird



Gluggle jug in Cobalt, £29.50, Divertimenti



Pink dinner candles, £7.85/10, St Eval



Botanical print by Hackney & Co, from £28/two, Etsy

COMPILED BY DAISY BENDALL

