



# Cosy for Christmas

A charming little guest lodge in Amy Maynard's garden is testament to her imagination and eye for a bargain.

FEATURE: SHARON PARSONS | PHOTOGRAPHY: RICHARD GADSBY

## LIVING AREA

The different textures - wood, brick, rattan - have a natural affinity, combined with folkloric-inspired soft furnishings, which Amy bought second-hand. Woodburner: Direct Stoves. Rattan square coffee table: The Basket Company. For a similar antique milking stool, look at Acupur's collection. The Zainab embroidery square table: Mariposa. See also: See also: Simba striped rug, Nansoleil, Blackbell's and Puntico, Salsalam. Try Burano glass coffee table, Kava Home.



## HOME TRUTHS

**THE PROPERTY** Converted outbuilding in the garden of 'homeowner's' Amy Maynard

**ROOMS** Kitchen-diner/living area, bedroom, shower with heating area, 2-bath room

**LOCATION** Kent

THE PHOTOGRAPHY BOOK



**KITCHEN-DINER**  
A simple run of units keeps the living space uncluttered and functional. The mismatched table and chairs were picked up in junk shops. Units, Howden; in Railings, Farrow & Ball. Try tick brass wall light, Pooky. Similar bread bin, Falcon

Back in 2015 when interior designer Amy Maynard viewed the house in Kent which she and her children Lottie and Theo (now 11 and nine) call home, she was more than taken with its layered history. "The oldest part dates to the 1700s, and in Victorian times it was the village hardware store," she says. "My then husband Charlie and I loved its character, and knew this would make a great home."

"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," she says. "I immediately saw that with a little imagination, it could be transformed into self-contained accommodation for guests." Nevertheless, it was to be another two years before there was an

opportunity to do so, because the house required care and attention first. "That was a good thing really," Amy says. "It gave me time to mull over ideas and plan it all properly."

Having settled on a New England style combined with industrial-inspired features, Amy asked an architect to bring her vision to life, but sadly just a few months into the project, he became unwell. "Luckily, I was recommended another architect, Rob Pollard from RX Architects, and things progressed," she says.

It was decided to keep to the original footprint of the workshop. "We knocked down everything apart from the brick walls, which I was determined to keep," says Amy. "At one point, they were the only features still standing!"

While there were no absolute disasters regarding the build, hiccups did crop up along the way. "When we



**EXTERIOR**  
I chose strong shades for the exterior to offset the crisp white door surround," says Amy. Front door in Pile Black; Farrow & Ball

**'BE MINDFUL OF THE BUDGET AND ALLOW SOME CONTINGENCY FUNDS - A PROJECT LIKE THIS ALMOST ALWAYS COSTS MORE THAN ORIGINALLY INTENDED'**

**'A GLAZED INTERNAL WINDOW IN THE BEDROOM  
ALLOWS LIGHT FROM THE LIVING SPACE TO FILTER IN,  
BUT THE BLIND PROVIDES PRIVACY WHEN REQUIRED'**

**BEDROOM**

Amy added cladding to mirror the exterior and introduce a different finish. Walls in Grosvenor, Zanny & Ball, Dasha's Pupkin headboard, The Headboard Workshop; in Simple Tricking Detail in Sweet Pea, Vanessa Arbutnottt



**SLEEPING AREA**

Bunk beds have been tucked into one side of the corridor. It's like an old-fashioned sleeper train, says Amy. Walls and bed in Studio Green; Jarrow & Ball; Rug, Ardingly Antiques Fair



**BEDROOM**

A reclined roll-top bath gives the bedroom a luxury wow factor. Bath in Light; Peach Blossom, Little Greene. The Rose Pink freestanding bath, Online Bathroom Specialists, is similar. Try the Melissa storage bath in Rose Bronze, Anthropologie. Roman Bronze Carnival in Olive, Christopher Fair Cl

applied for planning permission, a neighbour initially objected but we managed to work that out,' explains Amy. 'I also had to refine my ideas a bit: I had hoped to install a mezzanine floor for a second bedroom, for instance, but that would have entailed underpinning the property which wasn't possible. Rob came up with the brilliant suggestion of installing sleeper-style bunk beds in the corridor instead.'

As the little lodge took shape, Amy could finally start to bring together the decorative scheme she'd long envisaged. 'I wanted it to be relaxed and eclectic so it felt as if everything had evolved naturally,' she explains. 'I came across so many wonderful things in auction rooms, vintage shops and online, but my best buy was definitely the fantastic roll-top bath I bought locally for £2,100. It

had been left outside and was full of spiders, but I didn't care – it came home with me!'

As the project ended, Amy admits she was quite sorry. 'I loved the process,' she says. 'Our builders Blakes Design were fantastic – there was such camaraderie on site. Even the children got involved to such an extent that when it was done, the guys presented them with little hard hats!'

In the years since, The Outbuilding has become everything that Amy had hoped for. 'It's a wonderful place for guests to come and unwind for a few days at any time of the year,' she says. 'But there's something about Christmas that makes it especially magical. It's like a cosy little cabin straight out of a storybook – I often think about staying here myself!'

[amyandrobinteriors.com](http://amyandrobinteriors.com); [exarchitects.com](http://exarchitects.com); [blakesdesign.co.uk](http://blakesdesign.co.uk)