

THE MODERN HOUSE



Presteigne, Wales
Sold

Harp Cottage

Occupying an idyllic hamlet in the Welsh countryside, Harp Cottage is a charming 17th-century stone house with a distinctly modern approach to the interior. Comprehensively remodelled, the pared-back design aesthetic has been artfully balanced with sensitive preservation. Bucolic views from every room look out to Welsh Valleys, ancient woodland and rolling open fields, whilst the location offers easy reach to the popular town of Hay-on-Wye and the quaint surrounding villages.

The cottage is set back from a quiet no-through road, with ample space to park several vehicles next to the house. The original doorway leads into the two adjoining reception rooms, both of which feel snug and welcoming, with deep inset fireplaces and log burning stoves. Solid oak beams remain intact and the original flagstone flooring runs underfoot. Lime-hemp stone walls have been washed in white and the copper piping remains exposed.

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A set of timber-framed glass doors at one side of the main living space allow light to flood through and create a pleasing visual connection to the surrounding garden. The dining area is naturally lit and opens onto a stone terrace dug into the garden, which in the later hours of the day is drenched in a golden afternoon light.

The modern kitchen extension is the most recent addition to the house and has been beautifully designed. Custom-made worktops have been crafted from Beech felled from the neighbouring woodland and glazed doors open the entire space in warmer months. A utility room and ground floor cloakroom are adjacently positioned.

The upper floor is given over to three bedrooms; each abundant in original features and rich in rural charm, with original stable doors and inlets carved into curving stone walls. The sleeping areas have been beautifully decorated in neutral tones, creating a wonderful sense of quiet and calm. A family bathroom and generous airing cupboard is also positioned on this level.

Surrounding gardens, bordered by mature hedging and traditional dry stone walls, are primarily laid to lawn and offer great scope for vegetable and flower beds. A stone outbuilding is also positioned on the upper level.

Views onto the surrounding valleys from the hamlet are breathtaking, with field-on-field of rolling countryside. The Harp Inn (awarded The Good Pub Guide's Country Pub of the Year 2020) is within a stone's throw of the cottage and Michelin-Starred restaurant, The Stag, is within easy reach by car in nearby Titley.

Presteigne, six miles from Old Radnor, is a charming town with an excellent fishmonger, greengrocer, butcher and delicatessen offering artisan bread on Saturdays. There is also a good selection of book shops, a library, leisure centre, bank and a good selection of pubs. The River Lugg runs just below the medieval church of St Andrew in Presteigne, marking the border with England.

Hay-on-Wye lies 15 miles north of Harp Cottage; a lively town on the River Wye famed for its many bookshops and the revered literary event, the Hay Festival or, as it's been coined, 'the Woodstock of the mind'. Old Radnor is approximately 25 miles from Hereford's train station which offers services to London in approximately two and a half hours and services to Bristol in around one hour and 40 minutes.



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About

The Modern House is an estate agency that helps people live in more thoughtful and beautiful ways. We believe in design as a powerful force for good. Inspired by the principles of modernism, we represent design-led homes across the UK which celebrate light, space and a truth to materials. Esquire credits The Modern House with “rewriting the rulebook on estate agency” and GQ voted us “one of the best things in the world”.