

THE MODERN HOUSE



The Parks, Canon Pyon, Herefordshire
£495,000 Freehold

The Grain Mill

The Grain Mill forms part of a collection of eight new houses outside Hereford designed by Stolon Studio. Occupying one of the oldest buildings on the site of this old dairy farm, the architects have worked painstakingly to reveal the 16th and 17th-century beams, washed in clay paint and used to articulate the internal space. The innovative design includes inverted layouts, with the main living area situated on the first floor. The windows follow the historic openings of the grain mill, framing captivating views of the surrounding countryside, while skylights invite a wonderful quality of natural light. The house has a private garden and access to a communal two-acre pasture. Hereford is conveniently located just a 10-minute drive away, with a variety of amenities close at hand, including a diverse selection of eateries, an independent theatre, a railway station, and well-regarded schools.

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The Architect

Stolon Studio Architects was established by Robert and Jessica Barker. Drawing from their own experience of living in meticulously designed mews in Forest Hill with their neighbouring families, they have embarked on a mission to craft thoughtfully designed living spaces that prioritise wellbeing. Their commitment extends beyond individual homes, as they aspire to foster socially conscious communities through innovative developments.

Environmental Performance

Great care has been taken in the designs not only to ensure that the houses are energy efficient but that their construction is rooted in local vernacular and materials. Using painstakingly preserved oak and elm beams, the structures have been straightened, restored and reset rather than rebuilt. Clay paint has been thoughtfully applied, allowing these remarkable architectural elements to retain their charm while allowing the buildings to breathe.

The beautiful red Hereford brick harmoniously coexists with locally sourced new bricks, seamlessly blending the old and the new. Reflecting a commitment to local craftsmanship, the oak-framed windows are all lovingly crafted by nearby artisans. These conservation efforts speak volumes to the architects' unwavering dedication to executing the project with utmost care. A varied planting scheme throughout the site will work in tandem with the newly created pond to boost bio-diversity and create beautiful shared spaces for the residents.

The complete retrofit of these historic buildings has included replumbing, new electrics, the introduction of air source heat pumps, underfloor heating, insulation and double glazing to create a collection of highly efficient homes with low running costs. There is private parking with several charging points for electric vehicles. Fibre-broadband runs throughout the site to enable efficient home working.

The Tour

The Grain Mill sits on the southern edge of the old farmyard. Warm red Herefordshire brick and tiled roofs establish a wonderfully tactile palette, which sits in striking contrast to the luscious greens of the surrounding treetops.

The house is entered on the ground floor, reserving a moment of surprise and delight as a bespoke ash staircase, stained white, ascends the unexpectedly dramatic living spaces on the first floor. The architects have worked carefully around the existing bones of the house, incorporating beams and the original window openings and utilising these to create truly singular layout.

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The exposed 16th and 17th-century beams of the house have been revealed and carefully preserved with clay paints. These striking triangular forms exaggerate the volume created by the pitched roof and serve to zone the open-plan living space. Skylights have been thoughtfully placed in the pitched ceilings to maximise the natural light that tracks across the walls over the course of the day.

The kitchen wraps around the rear walls of the main living room, finished in soft sage green. The worktops are solid surfaces with a marble effect. There is plenty of storage and worktop space, and the kitchen connects sociably with the rest of the living area.

Downstairs, the house has an en suite main bedroom, two good-sized bedrooms and a family bathroom. Underfloor heating runs throughout beneath the large form tiles of the floor. The bathrooms are finished in a combination of sage green and terracotta tiles, with matt black fixtures and fittings. A back door leads from the ground floor hallway, complete with storage cupboards, to a private garden at the rear.

Outdoor Space

Back doors on the ground floor open to private gardens that stretch along the rear of both houses. Well-designed patio areas create the perfect spots for outdoor seating and barbecues, while lush lawns stretch beyond, creating plenty of space for additional planting and landscaping. The gardens are bordered by an agricultural post and rail fence, planted with a new native hedgerow, helping the homes sit naturally in their rural setting.

Residents will also have shared access to the expansive two-acre pasture at the rear of the development, with picturesque views that are particularly wonderful from The Linhay. This open space can be used for many activities – the architects envisioned residents cultivating a vibrant vegetable garden, further enhancing the sense of community and sustainability within the scheme.

The Area

Just outside Hereford, this beautiful collection of houses is wonderfully poised between historic market towns and some of the country's most popular Areas of Outstanding Natural Beauty.

Hereford itself is a 10-minute drive away. The River Wye wraps around this striking Cathedral town characterised by its eclectic mix of half-timbered houses, Georgian architecture and thriving restaurant scene. The Independent Quarter centred on Church Street and East Street, is a hive of thriving independent shops and galleries, including Printer + Tailor, Lūna, The Butter Market, and refills shop Fodder Basics.

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The thriving restaurant scene includes local favourites such as Sensory & Rye, No.9 The Balcony, The Bookshop, and Cotto. The Courtyard is a local theatre and cinema with a constantly changing programme of events and screenings.

Well known for its striking architecture and lively gastronomic scene, the bi-annual Ludlow Food Festival is not to be missed. Leominster, a delightful market town with two supermarkets, a primary school, and an array of independent restaurants and cafes, is a 15-minute drive to the south. For those keen to explore the local fare, Monkland Cheese Dairy is just outside of Leominster and stocks a range of artisanal British cheese, the dairy's own Little Hereford remains a firm favourite. The independent food scene in the area has long been gaining traction, with annual festivals at Ludlow and Hereford.

Hay-on-Wye is around 40 minutes drive away. Host to a renowned literature festival, Hay has over 30 bookstores, many specialising in out-of-print or hard-to-locate titles. Chapters is a celebrated local restaurant with serious foodie credentials. The beloved sheep's milk ice cream maker, Shepherds Parlour, can also be found in Hay.

The surrounding landscape is peppered with excellent walking and cycling routes. For particularly striking scenery, the nearby Malvern Hills and Wye Valley AONB offer a density of beautiful routes and outdoor activities.

Service Charge: estimated approx. £800 per annum Council
Tax Band: Awaiting assessment

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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”.