

# THE MODERN HOUSE



*The Parks, Canon Pyon, Hereford*  
£540,000 Freehold

## The Wainhouse

The Wainhouse is one of eight beautifully crafted houses designed by Stolon Studio that make up The Parks, near Hereford. Working with the original bones of these substantial agricultural buildings, the practice has peeled the forms back to reveal intricate beam structures and double-height volumes. This distinctive space is characterised by its quality of light and inventive layout. The house has a private garden as well as access to a communal two-acre pasture. Hereford can be reached in 10 minutes by car and has a host of amenities including restaurants, an independent theatre, well-regarded schools and a railway station.

### *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 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.

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### *Environmental Performance*

Great care has been taken 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. A varied planting scheme throughout the site will work in tandem with the newly created pond to boost biodiversity 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 an EV charge-ready point. Fibre broadband runs throughout the site to enable efficient home working.

### *The Tour*

The house's 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.

The Wainhouse sits on the western flank of the former farmyard, with views out towards the communal pasture at the rear.

The finishes throughout The Parks are of a notably high standard; here, the kitchen is formed of sage cabinetry and marble effect worktops. Bathrooms use the same tones. New woodwork and windows echo the deep red tone of the external bricks, which in turn contrasts with the light clay paint on the old beams and walls.

The Wainhouse has impressive double-height spaces with a wonderful mezzanine perched amongst the beams. On the ground floor is a large kitchen, dining and living area, and a bedroom with an en suite. The spaces are dominated by a large patchwork of impressive original timber frames that have been lovingly restored and incorporated into their new form. Up one set of stairs is a mezzanine living space, while up the other is a bedroom, bathroom, and a further bedroom lies on the second floor.

### *Outdoor Space*

The house has a west-facing private garden wrapping around the property, and two separate terraces – each making the most of both morning and evening sun. There is also external storage for gardening equipment and sundries.



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Residents will also have shared access to the expansive two-acre pasture at the rear of the development, with picturesque views. 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, the house 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.

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”.