

# THE MODERN HOUSE



*Letty Green, Hertfordshire*  
*Sold*

## Piper's End

In 2006, the acclaimed architect Niall McLaughlin designed Piper's End, this superb modern house for which he won a RIBA award in 2009. Set in a beautiful plot of just under two acres, the house is located in a quiet Hertfordshire hamlet, with central London less than an hour away. An entirely glazed front faces out towards the secluded garden terrace, orchard and paddock, inviting dramatic shards of light to stream throughout the two storeys. Commissioned by the current owners, the house is for sale for the first time and in its original condition.

Approached via a quiet country lane, leading into an enclosed driveway, the front of the house is discreet and private. Designed to sit low in the landscape, the building feels entirely in-keeping with the gently undulating topography of the surrounding greenbelt farmland and agricultural vernacular.

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*South-East England  
Sold*

## Piper's End

The house is conceived in plan as five strips, characterised by different materials: a thicket of silver birch; a timber cabinet; a vitrine of timber framed glass; a loggia of steel columns supporting a perforated metal canopy and a concrete reflecting pool.

The entrance, seamlessly concealed in the timber frontage, leads through to an impressive entrance hall. The principle rooms to follow are breathtaking in scale. The double-height, open-plan living room forms the centre of the house and faces the garden terrace, framing wide views of the paddock to the south. The natural light is, as to be expected, exceptional.

The dining area and kitchen sit under a suspended ceiling, creating a more intimate setting. Practical service rooms – a utility space and ground-floor cloakroom are set opposite. One of the five bedrooms is also located on this level and offers flexibility as a sleeping area, with a large bathroom adjacent, or as a secondary living space. There is also a separate study and ground level.

Four further bedrooms are arranged across the first floor, three with floor-to-ceiling glazed walls looking onto the garden. The master bedroom is positioned on the easterly wing of the house, reached by a gallery walkway with views down into the central plan.

Externally, a perforated-steel canopy shades the terrace and the concrete pool which reflects light back into the house. The expansive garden is laid to lawn and bordered by mature hedging and trees. An external store room is also included and there is private, off-street parking for multiple vehicles.

McLaughlin's designs have won many awards in the UK, Ireland and the US, including RIAI Best Building in the Landscape and the RIBA Stephen Lawrence Award for the Best Building under £1 million. His projects have been twice shortlisted for the RIBA Stirling Prize. McLaughlin won Young British Architect of the Year in 1998 and was one of several BBC Rising Stars in 2001.

Letty Green is a pretty village, with a popular local pub, The Cowper Arms. Access to the surrounding countryside and its wealth of walking and cycling routes surrounding the house is an obvious asset. The neighbouring towns of Hertford and Hatfield have many independent shops, bars and restaurants.

The area is known for its selection of well-regarded schools and rail connections to London are excellent, with fast and frequent services from Hertford North (a six-minute drive away) to London Moorgate in approximately 42 minutes and services from Hatfield station (a nine-minute drive away) reaching London Liverpool Street in 35 minutes. Access to the motorway network is also very good with the A10, A1(M) and M11 all within easy reach. London Stansted Airport is approximately 25 miles away.

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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”.