

THE MODERN HOUSE



*Herefordshire
Sold*

St Weonards

Built in 1962, this characterful four-bedroom house located at the edge of the village of St Weonards in Herefordshire, is a wonderful example of mid-century modern architecture. Set in beautifully landscaped gardens and private woodland of just a little under two acres, the house is replete with original features. Accommodation spans just over 3,130 sq ft over two storeys, with expanses of glazing framing verdant treetop views across the gardens and surrounding open countryside.

The Tour

Approached via a quiet country lane, the house is set back from the road by a wide private driveway with a generous provision of parking space. Positioned low in its plot, the house occupies a quiet and private position, bordered by mature hedging and a series of tall specimen trees.

The primary entrance is beneath the long veranda spanning the front façade. Natural light streams into the bright entrance hall, where thick oak beams extend overhead and the original timber floorboards run underfoot.

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The kitchen is positioned in the south-westerly wing of the house, with large picture windows framing leafy views; a large Aga, Butler sink and appliances are set into bespoke cabinetry. Pitched ceilings create a feeling of voluminous, open space, which flows into the primary living areas spanning almost the entire length of the upper storey.

Floor-to-ceiling windows invite an exceptional quality of southerly light that streams in throughout the day and ensures a constant visual connection to the outside space. Arranged in a predominantly open-plan layout, the primary living areas have a wonderful free flow, offering great versatility of use, while fulfilling the practicalities of day-to-day family life. A log-burner is positioned centrally.

Two beautifully proportioned bedrooms are also positioned on this level, replete with hand-crafted joinery, a good provision of storage and views onto the surrounding gardens. The main bedroom also has an en suite bathroom and there is also a study and large utility space on this level.

The open staircase leads down to two further bedrooms, with several spacious storage areas built into the staircase. The lower level houses an incredible garden room, currently used as an artist's studio; a wonderfully bright room with sliding glass doors leading directly onto the garden and terraces.

Outdoor Space

Externally, the extensive grounds and gardens have been lovingly developed and maintained over many years. They offer various positions to sit and enjoy the views and the rich and diverse array of wildlife. There is a large wildlife pond, a summerhouse and densely wooded areas. The upper terraces are surrounded by beds of herbaceous flowering perennials and provide perfect sunny positions for eating outside in warmer months. Views onto the surrounding open fields and rolling countryside are breathtaking.

The Area

St Weonards is a friendly village, with a strong local community spirit. St Weonards Post Office and Store or Carrot & Wine are just over ten minutes drive away. Pengtheley Farm Shop, which sells local farm produce, bread, organic cheese and homemade pies, is also around 10 minutes by car. Baileys home store and the reclamation yard Warehouse 701 are also a short drive from the house.

For a broader selection, the market town of Ross-on-Wye is around a 15-minute drive away. Perched dramatically above the River Wye, Ross is the southern gateway to Herefordshire, the Wye Valley, the Forest of Dean and the dramatic Symonds Yat. St Mary's Church spire has shaped the skyline of Ross-On-Wye for over 700 years and the town has become renowned for its independent shops, cafés and restaurants.

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The independent food scene in the area has long been gaining traction, with annual festivals at neighbouring Abergavenny, Ludlow and Hereford. Hay-on-Wye is around 45 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. There are also two Norman castles in Hay, numerous traditional pubs and many walking routes through the surrounding countryside and along the stream that runs through the town centre.

Rail connections are good, with direct lines from Hereford to London Paddington in around three hours and 20 minutes; Bristol is just over an hour away and Cardiff can be reached in approximately 65 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”.