

THE MODERN HOUSE



The Parks, Canon Pyon, Herefordshire
£695,000 Freehold

The Hemmel

The Hemmel is one of eight beautifully crafted houses that make up The Parks, located outside Hereford and designed by Stolon Studio. 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. Each house within the cluster has a private garden in addition to a communal two-acre pasture. From here, the amenities of Hereford can be reached in 10 minutes by car and include a diverse selection of eateries, an independent theatre, a railway station and well-regarded schools.

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 beautiful red Hereford brick of The Parks 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 Hemmel sits on the western flank of the old farmyard and is one of the largest houses within the scheme. Warm red Herefordshire brick and profiled steel roofs establish a fantastically tactile palette, which sits in striking contrast to the luscious greens of the surrounding treetops.

The finish throughout is of a notably high standard. The kitchen is formed of warm terracotta cabinetry and marble-effect worktops, with the bathrooms making use of similarly earthy tones. New woodwork and windows echo the deep red tone of the bricks outside and contrast with the light clay paint on the old beams and walls.

The layout of the Hemmel has been thoughtfully considered to create a sociable hub and the front of the plan with separate retreating spaces at the rear. A snug with French doors opening to the garden would serve equally well as a fifth bedroom. There is also a downstairs en suite bedroom with separate access to the garden which could be self-contained if desired.

Upstairs, there are two further double bedrooms. The main room is en suite with an impressive vaulted ceiling that creates an expansive sense of volume. A family bathroom sits off the landing. In the eaves is a forth bedroom, with far reaching views across to the Malvern Hills, which would suit a variety of uses.

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Outdoor Space

The house has a 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.

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”.