

THE MODERN HOUSE



Titley, Herefordshire
Sold

Middle Barn

This beautifully renovated barn conversion offers completely off-grid, self-sufficient living in the heart of the Herefordshire Marches. With a beautifully designed modern interior, the barn occupies a tranquil rural position surrounded by nine acres of its own land, with raised vegetable beds, a paddock, pond and meadow field. Despite its remote setting, the village of Titley and its renowned Michellin starred pub, is within walking distance, with the popular towns of Kington, Hay on Wye and Presteigne also within easy reach.

Middle Barn is approached by a long, private driveway, with the primary entrance set below a side undercroft and car port, with space to house multiple vehicles. The internal living space spans approximately 1,665 sqft across two levels, with an entrance hall leading into an impressive double-height, open-plan living space. This is a fantastic room with floor-to-ceiling glazing framing views of open countryside and inviting light to flood through the central plan.

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The ground floor is loosely arranged in an open-plan layout, with a lounge area arranged around a log-burning stove at one end. An open dining area is positioned centrally and fully-integrated kitchen adjacent, with a solid fuel Rayburn and Clearview stove powering the heating. A generous utility space and separate shower room are also positioned at ground-level. Full-height glazed bi-fold doors open the space onto a large terrace; the perfect spot for summer suppers. There is also an outdoor shower.

Two beautifully-proportioned bedrooms occupy on the upper level, with an open walkway retaining the impressive proportions and volume of space. The master bedroom has excellent natural light, streaming through a wall of full-height glazing following the line of the gabled roof. Glass doors open the bedroom out to the treetops, creating a wonderful symbiosis with the surrounding landscape.

The interior is simply decorated, with great sensitivity to the original bones of the barn. Walls are washed in white, solid timber floorboards run underfoot and thick oak beams stretch overhead. The bathroom, positioned in the centre of the first floor, has a deep plunge-bath.

Externally, a timber-clad self-contained studio space is set within the gardens; a peaceful and quiet workspace or workshop, with power and broadband and walls lined in ply. Picture windows frame far-reaching views across open sheep fields and deep swathes of woodland.

A separate plant room in the grounds houses the biomass boiler, batteries and inverters for the wind turbine and PV cells. Water is heated by a biomass boiler and there is also a back-up generator.

The gardens and surrounding land offers excellent opportunity to develop further vegetable, fruit or flower beds or for keeping chickens, bees or livestock.

Middle Barn is ideally placed for access to the surrounding bridlepaths and walking routes, including the Mortimer trail, a quarter of a mile away. The house is approximately three quarters of a mile from the village of Titley, famous for its Michelin-starred pub The Stag Inn, within easy walking distance.

Views onto the surrounding countryside are breathtaking, with field-on-field of rolling countryside. The characterful town of Ludlow is approximately 30 minutes by car and has a great offering of independent cafes and restaurants. Hay on Wye is a similar distance from the house; a revered town on the River Wye famed for its many bookshops and the revered literary event, the Hay Festival or, as it's been coined, 'the Woodstock of the mind'.

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Nearby Presteigne is a charming town with an excellent fishmonger, greengrocer, butcher and delicatessen offering artisan bread on Saturdays. There is also a good selection of book shops, a library, leisure centre, bank and a good selection of pubs. The River Lugg runs just below the medieval church of St Andrew in Presteigne, marking the border with England.

Hereford train station is just over 20 miles south and provides services to London in approximately two and a half hours and services to Bristol in around one hour and 40 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”.