

THE MODERN HOUSE



The Parks, Canon Pyon, Herefordshire
£490,000 Freehold

The Linhay

Located just outside Hereford, The Linhay is one of a collection of eight contemporary houses designed by Stolon Studio. These remarkable homes draw inspiration from their agricultural surroundings, seamlessly blending modernity with rustic architecture. The Linhay spans over 1,000 sq ft, intelligently utilising the voluminous space inherent in the agricultural barn vernacular to create lofty and inviting living areas. Adding depth and character, wooden beams, a natural-toned kitchen, and oak-framed windows introduce texture to the interiors. Hereford is within a 10-minute drive, offering an array of restaurants, an independent theatre, a direct train to London Paddington, and excellent schools.

THE MODERN HOUSE



The Linhay

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 have 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.

Environmental Performance

Great care has been taken in the designs 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.

The 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. A varied planting scheme throughout the site will work in tandem with the newly created pond to boost bio-diversity 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 several charging points for electric vehicles. Fibre-broadband runs throughout the site to enable efficient home working.

The Tour

Wide vistas of the Herefordshire countryside characterise the approach to Parks Farm. A former dairy farm, the layout of the former agricultural buildings extends in a horseshoe around a central courtyard. As the landscaping takes shape, the outlook will be enhanced by a pond and a designated wildlife area, further enriching the biodiversity of this environmentally conscious development.

The vibrant red Hereford brick stands out amongst the lush greenery creating a striking contrast. Each building in this clever collection is defined by its distinctive scale and form, contributing to a visually varied and intriguing ensemble.

The Linhay stands out as one of the most contemporary buildings in the scheme. A single-storey house, it is designed with a lateral layout, featuring a striking living room at the centre of the plan.



Midlands

£490,000 Freehold

THE MODERN HOUSE



Midlands
£490,000 Freehold

The Linhay

The pitched ceilings highlight the original beams, creating a textured and airy space. Wooden columns punctuate the glazing along the southern façade, referencing the rhythm of the beams above.

A generous horseshoe kitchen is seamlessly integrated into the corner of the living room. The kitchen cabinetry is finished in earthy reds hues, adding earthy tones to the palette. Corian worktops provide ample workspace, while a kitchen peninsula serves as a social gathering point. High-quality integrated appliances complete the functional kitchen space.

French doors lead from the living room and one of the bedrooms to a private garden, allowing easy outdoor access. The plan has two other double bedrooms. The main bedrooms has an en suite shower room, clad in terracotta tiles and complemented by matt black fixtures and fittings. This family bathroom off the hallway along with plenty of storage.

Outdoor Space

From each of the living rooms, French windows seamlessly connect to private gardens that stretch along the rear of both houses. Well-designed patio areas create the perfect spots for outdoor seating and barbecues, while lush lawns stretch beyond, creating plenty of space for additional planting and landscaping. The gardens are bordered by an agricultural post and rail fence, planted with a new native hedgerow, helping the homes sit naturally in their rural setting.

Residents will also have shared access to the expansive two-acre pasture at the rear of the development, with picturesque views that are particularly wonderful from The Linhay. 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, this beautiful collection of houses 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 MODERN HOUSE

Midlands

£490,000 Freehold

The Linhay

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.

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 trails and outdoor activities.

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.

Service Charge: estimated approx. £800 per annum Council
Tax Band: Awaiting assessment

THE MODERN HOUSE



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”.