



The Grain Mill The Parks, Canon Pyon, Hereford, HR4 8NP

£1,700

jackson
property

- **Upside Down Barn Conversion on an Exclusive Development**
- **Strong Architectural Input**
- **Access to 2 Acre Paddock**

Location

The Grain Mill is a 3 bedroom upside down barn designed by Stolon Studio. Forming part of 8 remarkable homes having fantastic architecture in a stunning countryside surrounding. The barns have been created in a way to create a sense of large airy spacing with inviting living areas. The barns are full of character with wooden beams, natural-toned kitchens, and oak-framed windows. Hereford City is within a 10-minute drive, offering an array of restaurants, an independent theatre, a direct train to London Paddington, and excellent schools.

Description

Accessing through the front door, the hallway is an inviting space, having tiled flooring, utility cupboard, with plumbing for washing machine. All the bedrooms are located on the ground floor, all being of double size. The main bedroom has the added benefit of an en suite dressing room. There is a further family bathroom with 3 piece suite.

The first floor has a wonderful open plan living space with vaulted ceiling and beams on show. The area is slightly separated to have a kitchen diner space and lounge space. The dining area has a space for a dining table along with a built in kitchen with additional shelving. The kitchen has ample units with built in appliances. The upstairs space is complimented by Velux windows that allow for plenty of light.

The gardens are enclosed by a post and rail fence, planted with a new native hedgerow. The Grain Mill also has access onto the adjoining paddock. There is allocated parking and potential for an EV charging point.

Architect Comments

The Parks breathes new life into neglected rural buildings to create a sociable housing development comprising eight new sustainable homes in a rural setting in Herefordshire. The project provides much needed rural housing to address increasing demand in the area as well as those turning away from city living. The Parks further develops Stolon's 'sociable housing' concept to provide an alternative rural typology to the isolated single home, offsetting rural loneliness and helping to nurture new communities.

Originally a dairy farm, this assembly of rural timber-framed 15th and 16th century buildings had fallen into disrepair and collapse through

long-term neglect. Built for an ethical small developer, the project seamlessly combines old and new to create individual homes with shared, communal spaces, nature pond and meadow.

As with all of Stolon's sociable schemes, the project has been carefully designed to balance privacy, openness and community. Units vary from 3- to 5-bedrooms arranged around a central courtyard space to the rear, with private gardens to the front of each dwelling. A variety of spatial layouts accommodate a range of housing needs from families to downsizers and the elderly. Each distinctive home retains the name of its original agricultural use such as the Farmhouse, The Linhay, The Dairy, giving character and individuality within the ensemble.

Sensitive to context and heritage, Stolon have repaired and celebrated historic features wherever possible including old elm and oak beams, existing steel plates and old fireplaces. Walls and beams have been straightened, restored and reset rather than rebuilt. Materials are sympathetic to the traditions of the Herefordshire countryside with a combination of red brick, tile and terracotta reflecting the reddish pink gravel of the river valley and the rich red clay soil of the local area, renowned for its food produce. Robust metal roofing reflects the agricultural heritage of the buildings. Interiors are finished in raw, untreated earthy tones and breathable clay paints. New and re-used oak elements are unified with a light clay-based stain which helps preserve the timber.

A deep retrofit includes new electrics, plumbing, air source heat pumps, and underfloor heating to create high performance houses with low operational costs and bills. Although some of the existing buildings were demolished to create the courtyard and shared spaces, all materials and existing buildings has been saved and re-used, including bricks, tiles, stone, timbers and historical farm equipment - an original millstone has become a landscape feature. The development also addresses the land contamination caused by long term neglect of the property. Within this rural setting the landscape design has been inspired by delicate hedgerows, with native species such as cow parsley and soft white flowers which contrast with the reddish buildings. A wildflower meadow, bat habitats, new tree planting and a pond, all enhance and contribute to wildlife and biodiversity.

- **3 Bedrooms & 2 Bathrooms**
- **Countryside Vistas and Surroundings**
- **Viewing Highly Recommended**

The construction process was viewed as an opportunity to contribute to the rural economy, using local materials, traditional techniques and employing local workmen, craftsmen and small family-run specialist businesses.

Household Income & Affordability Lettings

To successfully pass an income reference our appointed reference company requires a minimum household income of £48,750. Should a guarantor be required to support an application, an income of £58,500 would be required

Services & Expenditure

Services Connected: Air Source Heating, Shared Bio-disc drainage, mains electric and water.
Council Tax Band: Awaiting Banding
Broadband availability: Ultrafast 1000Mbps
Estimated service charge £300 - £400 per annum.

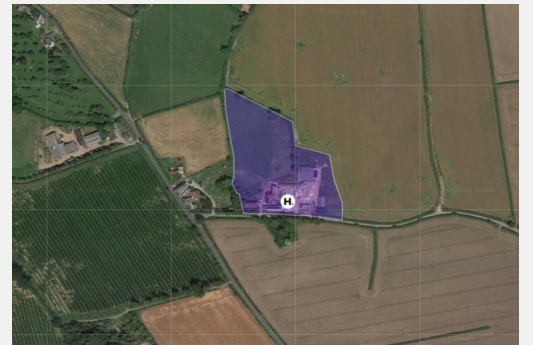
Tenancy Information Portal Link

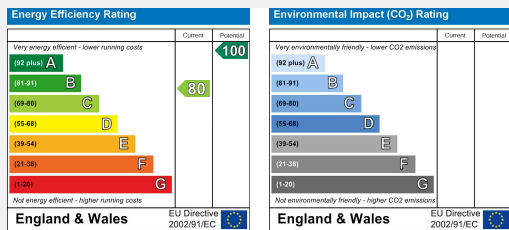
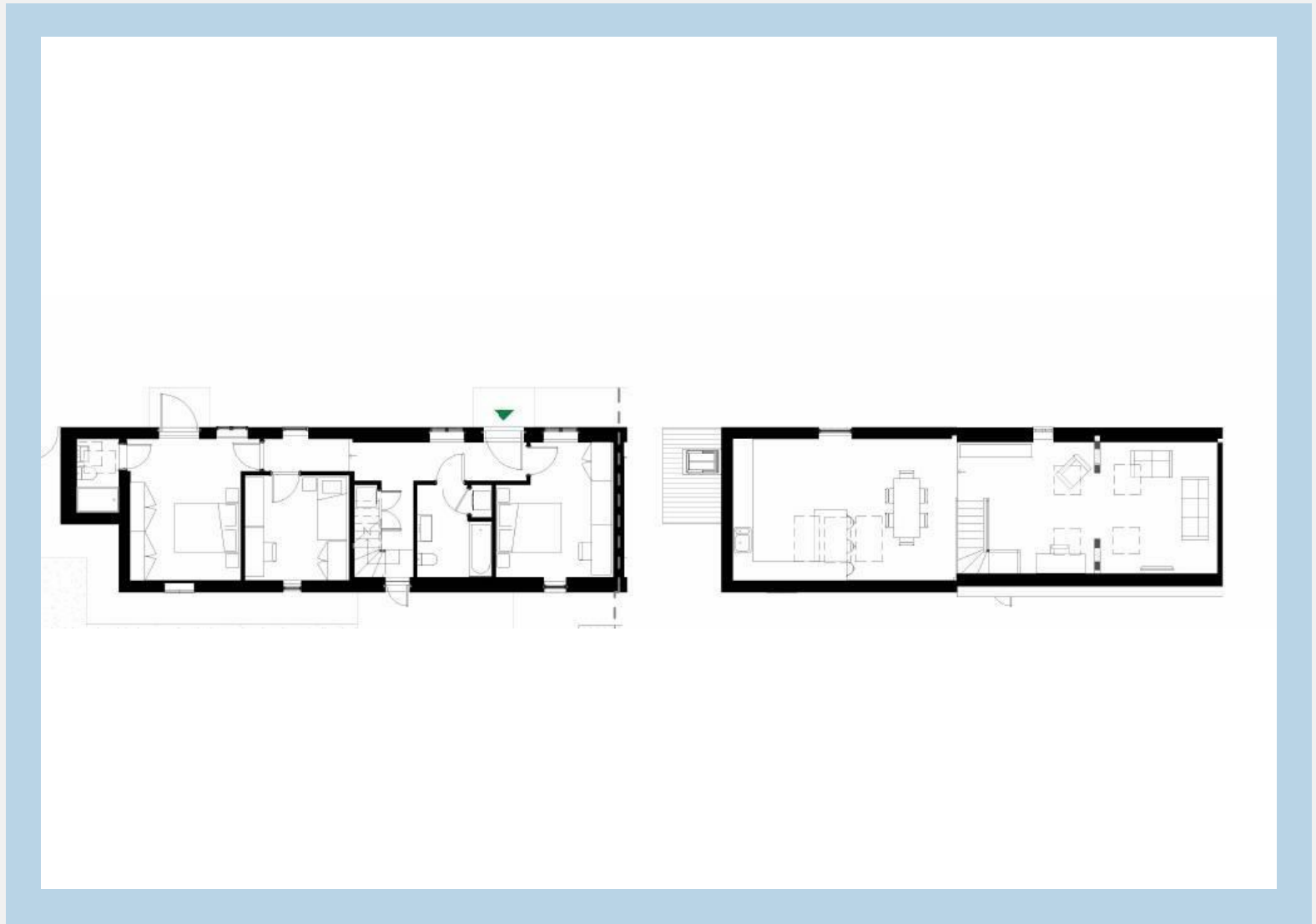
For information relating to the tenancy agreement for the listed property, please review the "Tenancy Information" link found beneath the asked rent. If viewing on our own website, this information can be found at the foot of the page titled "Additional Costs".

Viewings

Strictly by appointment. Please contact the agents to arrange a viewing







Jackson Property may be entitled to commission from other services offered to the Client or a buyer including but not only the following services: Conveyancing, Mortgage, Financial advice, Surveys etc. An average referral fee is defined as £100+vat.