

VINTAGE MIX

The shabby-chic kitchen dresser was a great second-hand find at an antiques fair; find similar at Maisons du Monde. Rhiannon has teamed it with a formica-topped table from her local charity shop and vintage Ben chairs from Ebay. The exposed bulb lights and cables over the table are from Creative Cables. Flowers, Bloom & Wild



Real Homes MODERN BUILD

NEW

When the renovation of a run-down bungalow took an unexpected turn, Rhiannon and Joel Payne had the chance to create a Scandinavian-inspired home

BEGINNINGS

POP in for a cup of tea at Rhiannon and Joel's home in the evening and chances are you might bump into a university professor, a student, or even an Olympic swimmer. With two of their bedrooms available for rent on Airbnb, there's always someone interesting at the house. 'We never set out to use our house as a business, but it's allowed us to turn what was a development project into our family home,' explains Rhiannon.

Rewind to 2011 when Rhiannon and Joel returned to the UK to live with her parents following a stint volunteering in Peru, and the couple were keen to start making plans for the future. 'I inherited some money, and because we weren't sure where we'd end up living long term, we chose to use the money to fund a renovation project, with the aim of selling it on for a profit to give us a bigger deposit for our future home,' says Rhiannon.

After a six-month search, the couple came across a dated bungalow boasting views across countryside to the Loughborough skyline. 'It had been empty for five years, so was in need of extensive work,' says Rhiannon. The couple planned to retain three walls of the bungalow, stripping back the space and then rebuilding the property with the addition of a second storey to create extra bedrooms. Rhiannon drew up plans for a modern

open-plan interior with a spacious kitchen-diner, separate living room, home office and four bedrooms.

With planning permission approved, work soon got underway, but a phone call from their builder meant the project took a new direction. 'He explained that having stripped the house right back it >

ALL CHANGE Right and below The dated bungalow has been replaced by a modern design featuring larch cladding, dark grey aluminium windows and an impressive double-height entrance. For similar cladding, try Bennetts Timber



BEFORE



AFTER

WORDS BETH MURTON PHOTOGRAPHS RACHAEL SMITH STYLING ANNA MORLEY



BESPOKE STYLE
Left Ikea units have been given a more personalised look with bespoke doors and drawer fronts from Matt Antrabus. The couple's kitchen fitter, Tim May Services, made the island unit, complete with a storage niche at the rear that's ideal for toys. Rhiannon fitted the wall tiles from Tons of Tiles in a classic herringbone pattern for a striking effect. The Albert pendant lights are from Made.com

THE OWNERS
Rhiannon Payne, a designer (mydesignerfriend.co.uk) and illustration tutor, lives here with husband Joel, a songwriter, and son Huck, three

THE PROPERTY
A four-bedroom new-build in Loughborough, Leicestershire, available to rent through Airbnb (airbnb.co.uk/rooms/7905961)

RHINANNON LOVES
Comedy show *Arrested Development*
Flowers, particularly Billy Buttons (*Craspedia*)
Chloé Eau De Parfum
Bargain hunting
Musician Ben Folds

TOTAL PROJECT COST
£187,500



MONOCHROME SCHEME
Above Oversized artwork by Kai and Sunny takes centre stage in the open-plan living area. The sofas are from Ikea and the cushions are from H&M and Ikea. Find a similar vintage Ercol children's chair and mid-century coffee table on Ebay

was obvious that the walls weren't strong enough for what we'd planned,' says Rhiannon. 'The suggestion was to demolish the entire bungalow and start a new house from scratch. As new-builds are zero-rated for VAT, we'd make huge VAT savings, so our builder estimated it would only cost us an additional £3,000 compared to our original budget.' Decision made, the walls were swiftly demolished and Rhiannon and Joel were left with an empty plot. 'I did panic that we'd paid £160,000 for the bungalow and suddenly all we had to show for it was a scrap of land,' she adds.

Undeterred, the couple pressed on, and with planning permission for a new-build in place, Rhiannon finalised the details. 'We went for a barn-style design with a pitched roof, as this was the cheapest option,' she explains. 'To stop it looking like a boring white box, we clad it in larch to give it more of a Scandinavian feel.'

As time progressed and they became more involved in the >



FAMILY FRIENDLY
The layout of the house revolves around making the most of the countryside views, with the main living space set at the rear of the house. For similar bi-fold doors, try Eco-Haus Glazing Solutions. The power-floated concrete floor gives the space an industrial feel

RELAXED LIVING

With its large Nockeby corner sofa from Ikea and mix of colourful cushions from Amara, the family's living room has a cosy, welcoming feel. The wood flooring is from Floors of Stone, the rug is from Urbanara and the armchair is vintage Ercol



IN THE DETAILS

Below and below left A vintage copper light, cushions from Amara and artwork by Deborah Pook add colour to the neutral backdrop. For a similar light, try the Louis Poulsen metal pendant from Houseology



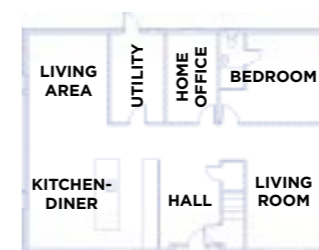
18-month project, Rhiannon and Joel found themselves getting attached to the house, imagining what it would be like to live there. 'I can't remember the exact point we decided we didn't want to sell it,' she says, 'but as soon as I stopped being conservative with my design choices, I had an inkling that we might end up moving in.'

Rhiannon's natural flair for design is clear to see throughout the finished house. From the light-filled hallway with its colourful coral-pink door that greets you as soon as you walk into the house, to the way she's mixed inexpensive Ikea buys with vintage and charity shop finds, the whole house has a Scandinavian-inspired vibe that instantly makes you feel at ease. 'I've gone for a neutral palette of grey, white and oak so I can quickly change the look of a space by adding new accessories,' she says.

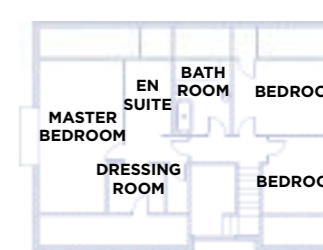
Working to a tight budget meant being creative with fittings, too. The ►

PLANS

GROUND FLOOR



FIRST FLOOR



MODERN LAYOUT

The double-height hallway is in the centre of the house, with large open-plan living areas on the ground floor

Ikea kitchen units are teamed with bespoke doors and an island unit to create a unique look; inexpensive white wall tiles have been fitted in a herringbone pattern for a designer finish, and second-hand chairs add a splash of colour to a vintage table. Rhiannon's best buy, however, is the kitchen dresser, which she snapped up for just £400. 'I found it at an antiques fair at the end of a very cold day,' she says. 'I think the seller was just relieved not to have to load it back in their van. I had no idea where it would fit in the house, but I knew I'd find space somewhere!'

With the arrival of son Huck in 2015, the couple know they made the right choice to make this house their home. 'It works so well as a family space,' says Rhiannon. 'The >

GUEST SPACE

Below The ground-floor bedroom and en suite are rented out to Airbnb guests. The **dressing table** is from HomeSense and the **chair** is a vintage find from Newark Antiques & Collectors Fair



MAKE AN ENTRANCE

Above and right The central hallway is double height to increase the feeling of space as you walk in the house. The door to the understairs WC is **painted** in Silken Sunrise 2 from Dulux to add a splash of colour. 'It's great on a practical level, too,' says Rhiannon. 'When people ask where the toilet is I just tell them it's the pink door.' The **rug** is a vintage design; try the Tapestry Flower Emerald rug from Designers Guild for similar. The **pendant light** and **coat hooks** are from John Lewis



MASTER BEDROOM

'With white-painted walls, it's easy to mix up the décor with a new rug or cushions,' says Rhiannon, of her light-filled bedroom. The mid-century **bench seat** – try Ercol for similar – is a stylish match for the **bed** and **bedside tables**; try John Lewis for similar. The monochrome **rug** is made from an upholstery fabric off-cut; try Modern Rugs for a similar patterned rug



COSTS & CONTACTS

Build cost **£142,800**
Landscaping and garden **£18,300**
Flooring **£8,700**
Bathrooms **£8,600**
Kitchen and utility room **£5,300**
Decorating **£2,450**
Fixtures and lights **£1,350**
TOTAL **£187,500**

Purchase/plot price **£162,500**
Estimated current value **£600,000**
Profit potential **£250,000**

Interior design Rhiannon Payne,
mydesignerfriend.co.uk
Builder Ellis & Hughes, 0116 270 3079,
ellisandhughes.com

Kitchen and bathroom installation
Tim May Services, 0116 230 1324,
timmayservices.co.uk

Tiles Tons of Tiles, 01752 785623,
tonsoftiles.co.uk



SOFA SPACE

Above The far end of the master bedroom is a cosy reading nook; try Loaf for a similar **love seat**. The hanging **pendant** was made by Rhiannon's sister and the vintage **chest** is from a charity shop. The colourful **painting** is by Amy Blackwell

LUXURIOUS EN SUITE

Below The shower room is part of the master bedroom suite. Wall-mounted **taps** and a **shower** from Crosswater, plus a countertop **basin** from Flaminia and **tiles** from Tons of Tiles complete the scheme. The mirror was made to fit the length of the side wall to maximise light and space



open-plan layout means I always know where Huck is.' But staying here has inevitably meant being creative with their finances. 'The house is beyond what our salaries can afford, so it has to pay for itself,' says Rhiannon. From companies hiring the house as a location venue to university visitors who need a place to stay and book a room through Airbnb, it's opened up a different way of life for the family. 'The house is such a sociable space that it really lends itself to having guests here,' she adds.

Despite the changes to their initial plans, the couple have no regrets. 'I never dreamed that our first-ever home would be as special as this place,' says Rhiannon. 'We feel very lucky to be living here.' Looking at the beautiful home they've created, it would be hard to disagree. ●