



Stable Cottage

Stock Lane, Langford, Bristol, BS40 5EX

Robin King | Estate Agents

STABLE COTTAGE, STOCK LANE, LANGFORD, BRISTOL, BS40 5EX

Stable Cottage is a well-proportioned detached 4 bedroom, 2 bathroom house with ample parking and far-reaching views set in a rural location

- Approx 1,576 sq ft
- Large kitchen/dining room with high quality Neff integrated appliances
- Within catchment for Outstanding Churchill Academy
- Excellent transport links, easy access to M5, Bristol Airport and Yatton railway station with direct services to London
- No onward chain

Description

The property sits centrally in its plot with a large gravelled parking area to the front. Originally built as 2 semi-detached cottages that were subsequently combined, Stable Cottage now provides spacious 4 bedroom family accommodation.

A substantial covered porch opens onto the hallway that leads on to the kitchen/dining room. The kitchen is fitted with a comprehensive range of cream wooden wall and base units, with a range of Neff appliances including a double oven, 6 burner calor gas hob, an integrated fridge/freezer and dishwasher. The spacious dining area beyond has direct access onto the paved terrace to the rear of the property via a sliding patio door. The dining area opens onto the sitting room with a stone fireplace fitted with an electric stove-effect fire and a patio door opening to the rear of the property. Also on the ground floor is a spacious laundry/utility room, beyond which is a boot room with underfloor heating, along with a separate gardener's WC accessible from the side of the building. Upstairs the are 4 bedrooms, all with fitted wardrobes, a walk-in airing cupboard and 2 bathrooms.

Outside - To the front of the cottage is an ample gravelled parking area which provides scope to erect a garage,





subject to the necessary permissions. There are far reaching views over the fields and countryside beyond, up to the Mendip Hills. To the rear of the property a paved terrace runs across the width of the cottage, beyond which there is a paved and gravelled area securely enclosed by fences and hedging.

Location - Stable Cottage is situated in a rural location equidistant between Congresbury and Langford, both within approx. 1.9 miles. Langford provides local shopping and social facilities, along with primary schooling and the excellent Churchill Academy and Sixth Form is nearby. Congresbury also provides a range of independent shops, cafes, pubs and a primary school together with a church, social and sports facilities. Junctions 20 and 21 of the M5 are both within approx. 7 miles for access to Bristol and beyond. Mainline railway services (London Paddington from 114 minutes) are available from Yatton station, some 4 miles away.

Agent's Note – some photographs were taken in 2019.

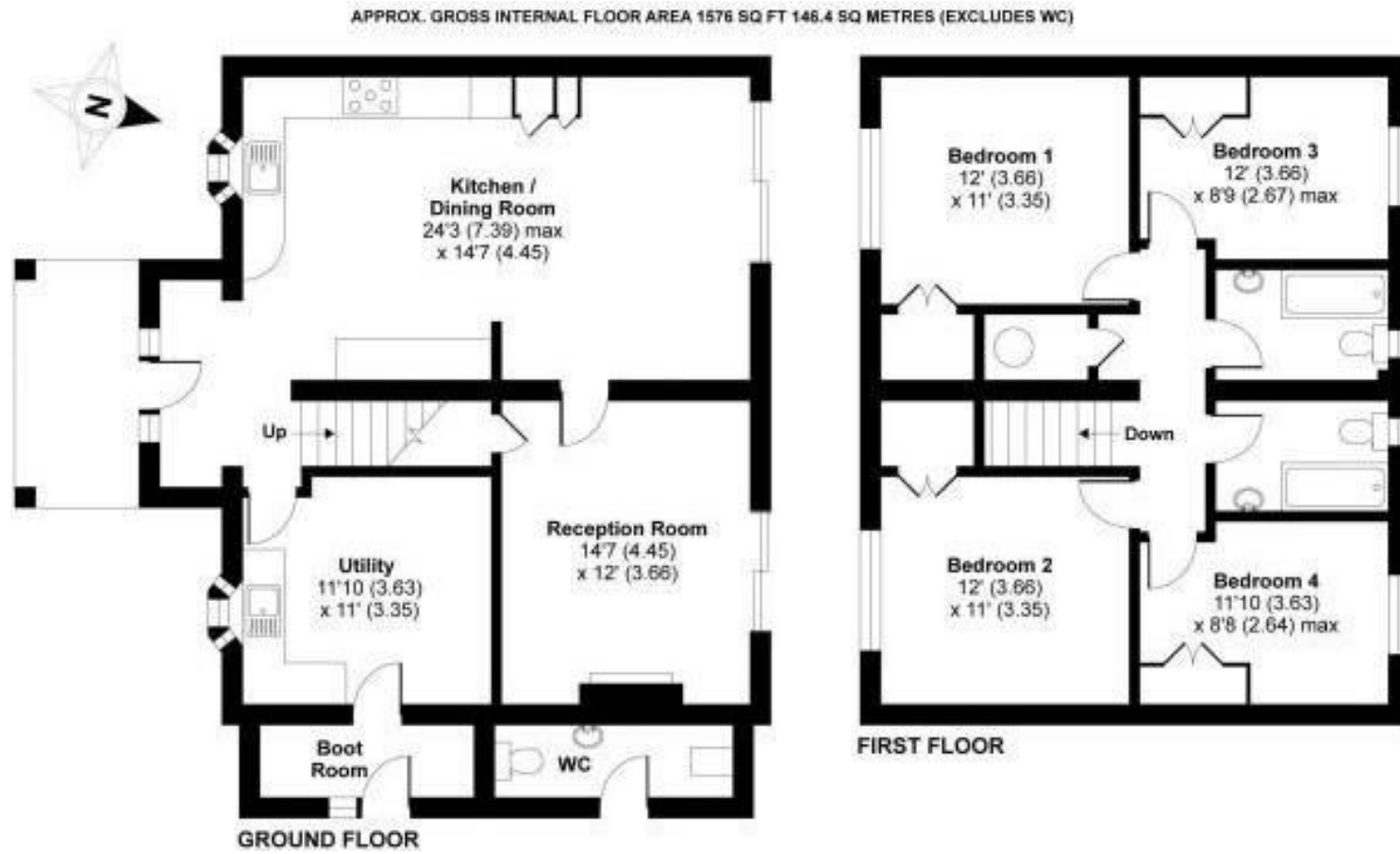


Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our office take the High Street B3133 through Congresbury. This becomes Brinsea Road and then turns into Stock Lane. Continue along this, passing Iwood Lane on the left, shortly after which the road bears around to the right. As the road straightens out, look for the left hand turning onto an unmarked private track – virtually opposite Milton’s restaurant. Go along the private track for approx. 0.2 miles and Stable Cottage is on the left-hand side.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band F £2,725.98 (2020/21) * Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** - Mains electricity, water and private drainage Calor gas hob, oil fired central heating. **EPC RATING** - D



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