



Rose Cottage
Langford Road, Lower Langford, Bristol, BS40 5BW

ROSE COTTAGE, LANGFORD ROAD, LOWER LANGFORD, BRISTOL, BS40 5BW

Delightful 4 bedroom character cottage with an enclosed cottage garden in a popular North Somerset location convenient for access to Bristol and beyond

- Approx 1,188 sq ft accommodation
- Historical features including inglenook fireplace and wattle and daub walls
- Coming to the market for the first time in 35 years
- Potential to create a truly stunning family home
- Popular village with thriving community
- No onward chain

Believed to date from the early 17th century, and included in the book “Every House Tells A Story” by the Langford History Group*, Rose Cottage is a charming country cottage steeped in history, with a wealth of character features including 2’ thick exterior walls, exposed beams and latched doors plus a delightful enclosed walled garden, and off-street parking for 2 cars.

The large sheltered porch to the front of the property leads to the wooden front door that opens directly into the spacious sitting room via a curtained vestibule area. With exposed ceiling beams and a large inglenook fireplace to one end and a wood burner to the other, this characterful room gives the first indication of the historical nature of Rose Cottage. Light streams in through the 2 windows overlooking the front garden. Beyond the sitting room is a hallway leading onwards to a bedroom that could be used as an additional reception/snug/home office if required. The high ceiling with 2 Velux windows gives a sense of space and light and there is direct garden access via a wooden door. The downstairs bathroom includes a small original stair window believed to date from the 17th century and is off a hallway providing further garden access. The dining room features a triple bay window with wonderful views over the enclosed garden, and leads on to the kitchen, which has been carefully designed to maximise space and includes a good range of base units and a small Rayburn (currently de-commissioned) along with a gas hob and an integrated double oven plus space for a washing machine. Off the kitchen is another hallway providing garden access, beyond which is a double bedroom with a small en-suite shower room. Upstairs there are 2 double bedrooms, both with beams and wonderful views over the surrounding countryside.

Outside – to the front there is off street parking for 2 cars and a pretty, enclosed front garden with a small stone lean-to. The enclosed cottage garden provides scope for the keen gardener, and is accessible from the road via a wooden gate, or via 3 different doors from the house. Mainly laid to lawn, with a variety of established shrubs and

*Article available on request





bushes, in one corner there is a raised terrace area and arbour to sit and enjoy the surroundings. An old cast iron pump provides another nod to the historical features of Rose Cottage.

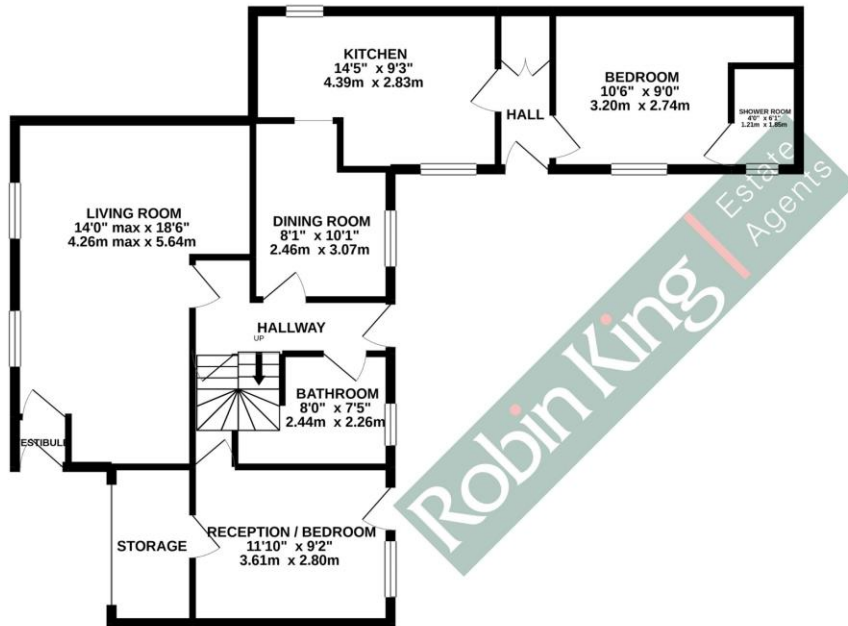
Location - Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is a large, modern medical practice in the village and a handy petrol station and mini-market close by. Primary schooling is available in the village and the excellent Churchill Academy and Sixth Form with its adjoining sports complex is also nearby. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service, and junctions 20 and 21 of the M5 motorway each around 9 miles away for access to Bristol and beyond. Bristol International Airport is within 6 miles. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London (London Paddington from 114 minutes). The wonderful surrounding countryside provides many leisure and sporting opportunities including riding, sailing, fishing, walking and several golf courses.



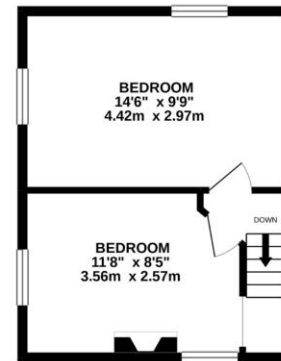
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GROUND FLOOR
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DIRECTIONS – From Robin King’s office take the High Street B3133 and bear left along Stock Lane and continue to the roundabout. Take the first exit onto Langford Road and continue for approx. 0.6 miles, passing the Langford Inn on the right, after which the property is approx. 0.2 miles further along, on the right hand side.

SERVICES – All mains services are connected. Gas central heating. Rayburn is currently capped.

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – Band E £2306.60 (2021/22) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.

EPC RATING – E – main house
A – ground floor en/suite bedroom



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