



**Plum Tree Cottage,
Langford Lane, Langford, BS40 5BU**

Robin King | Estate Agents

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A characterful 5 bedroom detached period cottage with parking and enclosed outdoor space situated just off the A38 for convenient access to Bristol, Wells and beyond

- Approx 1,772 sq ft flexible accommodation including 5 bedrooms
- Spacious family home or investment opportunity – previously a HMO
- In catchment area for ‘Outstanding’ Churchill School & Sixth Form
- Bristol Airport 5.2 miles/Wells 12 miles/central Bristol 13 miles (all approx.)
- Access to M5 within 8.4 miles (Jct 22 St George’s)
- NO ONWARD CHAIN

Plum Tree Cottage is a perfect example of a tardis, being extremely spacious, including 5 bedrooms. Previously a family home for many years, it has more recently been used as a HMO for rental. Character features including latched wooden doors, exposed beams and wooden floors combine with modern convenience to create a superb property to suit many different needs.

From the driveway the front door leads into a porch, from which another door opens into the spacious dual aspect sitting room with wooden flooring and beams, and a log burner inset into a wide stone fireplace, which all provide country charm and character.

The sitting room leads on to the dining galley, off which are two of the bedrooms and at the end is the spacious country-style kitchen, a highlight of the property. The kitchen is fitted with a good range of white base units with solid wood work surfaces, with space for a fridge and a range-style cooker. There are courtyard views through the kitchen window above the Belfast sink.

To the rear of the property, former outbuildings have been converted into a large storage area that includes a cloakroom with shower and a utility room, from which there is garden access.

A wooden staircase near the sitting and dining rooms rises to the first floor where there are 3 double bedrooms and the modern family bathroom including a “P” shaped screened bath with electric shower over. The spacious dual aspect principal bedroom features a wonderful vaulted beamed ceiling, giving a great sense of space. Both the principal and second bedrooms have storage space that can be used as wardrobes.





To the side of the property is parking for two cars and a stone built shed provides good storage, currently used for bikes. The garden has been split into two sections; the first section is a courtyard area, perfect for alfresco dining and the second section has been laid with artificial grass for ease of maintenance.

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 “Outstanding” Churchill Academy and Sixth Form. Bristol International Airport is within 5.2 miles, Wells 12 miles and central Bristol 13 miles (all approx.). There is access to the M5 within 8.4 miles (Jct 22 St George’s) and mainline railway services within 5.9 miles at Yatton – Paddington from 114 mins. The surrounding countryside around offers many activities including riding, sailing, fishing and several golf courses and there are wonderful walks nearby in the Mendips Hills, an Area of Outstanding Natural Beauty.



Important Notice:

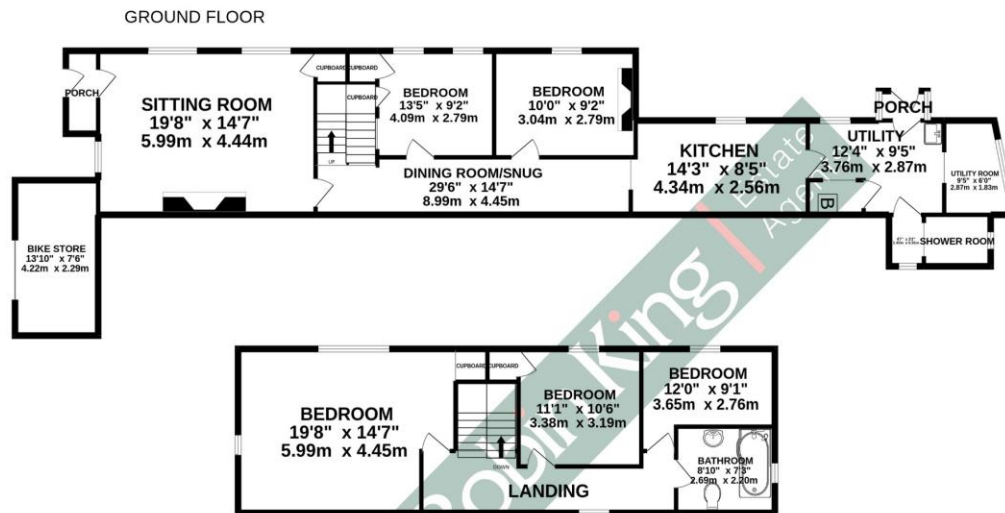
Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract 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 the Robin King Office in Congresbury, turn right on to the B3133, continue out of the village, over the mini roundabout and turn left to the A38. Take the right turn on to Langford Lane and the property can be found immediately on the left.

SERVICES – All main services are connected

EPC RATING – E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **Council Tax Band D** £1953.76 (2022/23) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



1ST FLOOR



TOTAL FLOOR AREA : 1772sq.ft. (164.6 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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