



**Wyndhurst Cottage,  
Langford Road, Langford, Bristol, BS40 5HY**

**Robin King** | Estate Agents



## WYNDHURST COTTAGE, LANGFORD ROAD, LANGFORD, BRISTOL, BS40 5HY

A substantial 5 bedroom semi-detached family home with a charming garden including outbuildings, in a semi-rural location well placed for access to nearby amenities including highly regarded schools and excellent transport connections, convenient for access to Bristol and beyond

**APPROX 1,613 SQ FT FAMILY ACCOMMODATION • SUPERB SITTING/DINING ROOM WITH WOOD BURNER • ENCLOSED GARDEN WITH OUTBUILDING, SHEDS AND GREENHOUSE • WITHIN CATCHMENT FOR “OUTSTANDING” CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY SERVICES WITHIN 4.9 MILES FROM YATTON – PADDINGTON FROM 114 MINS • ACCESS TO M5 WITHIN 7.7 MILES (JCT 21) • BRISTOL AIRPORT 5.9 MILES • CENTRAL BRISTOL 13.8 MILES (ALL APPROX)**

Believed to date to the early 1900's Wyndhurst Cottage provides substantial, well balanced, flexible family accommodation in a semi-rural setting. The subject of a programme of enhancement and renovation by the owners, the accommodation is beautifully presented, characterised by wooden doors with cast iron latches and slate and wooden floors.

Wyndhurst Cottage is accessed via a generous boot room lobby, with a smart, good sized shower room off. The stylish kitchen includes a utility area to one end, with fitted units including an integrated larder freezer and space for a washing machine and tumble dryer. The full height ceiling with a Velux window gives a great sense of light and space. The kitchen incorporates a breakfast bar and smart grey wall and base units with a good range of deep pan drawers and integrated appliances including a Rangemaster 5 ring gas hob, Zanussi double oven, fridge/freezer and a dishwasher. Off the kitchen is a smart family bathroom with a separate shower enclosure and bath.

The substantial dining/sitting room is a highlight of the property, with views of the farm beyond through glazed bi-fold doors to the sitting room end, which features a wooden floor and a raised ceiling with Velux window, giving a further sense of space. The spacious dining area is characterised by a slate floor and inset wood burner and currently accommodates a large sofa, work space and sideboard in addition to a substantial dining table, with room to spare.

There are 2 ground floor double bedrooms, either or both of which could be used as an additional reception room or office to work from home if required. Upstairs there are 3 further double bedrooms, all of generous proportions, all with beamed ceilings and 2 have cast iron feature fireplaces. The principal bedroom includes a small study area and fitted wardrobes through which is access to the small mezzanine storage area







above the utility room.

**Outside** – there is parking near the cottage by a wooden outbuilding currently used as a workshop. To the rear is a narrow garden beyond the bi-fold doors: the main garden is situated to the front of the property, with a wide terrace area near the lobby entrance providing a good space for outdoor dining and relaxing. The rest of the garden is laid mainly to lawn, with a vegetable area to the front, plus a greenhouse and numerous compost bins, and steps lead down to the gated access onto Langford Road. Further sheds and outbuildings include a stone-built former piggery that currently provides a wood store but does offer further potential if needed. There are various established shrubs, plants and trees in the garden, including apple, quince and plum trees.

**Location** – Wyndhurst Cottage is situated next to Wyndhurst Farm, a 250-acre dairy farm owned and operated by University of Bristol Veterinary School based nearby at the Langford campus. Langford offers a large, modern medical practice, well regarded primary and senior schooling and local shopping and social facilities including a useful petrol station, with a mini market. Further shops and facilities are available nearby at the villages of Congresbury and Winscombe. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available, and access to the M5 within 7.7 miles at junction 21 and 9 miles at junction 20. Bristol International Airport is within

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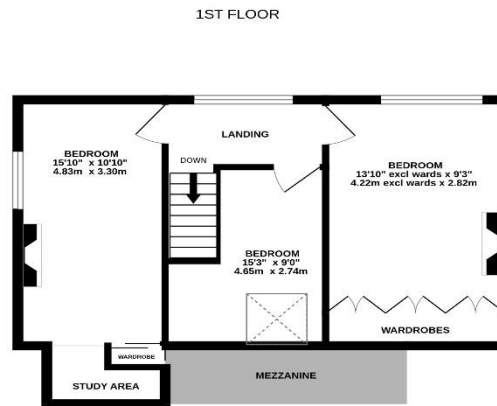
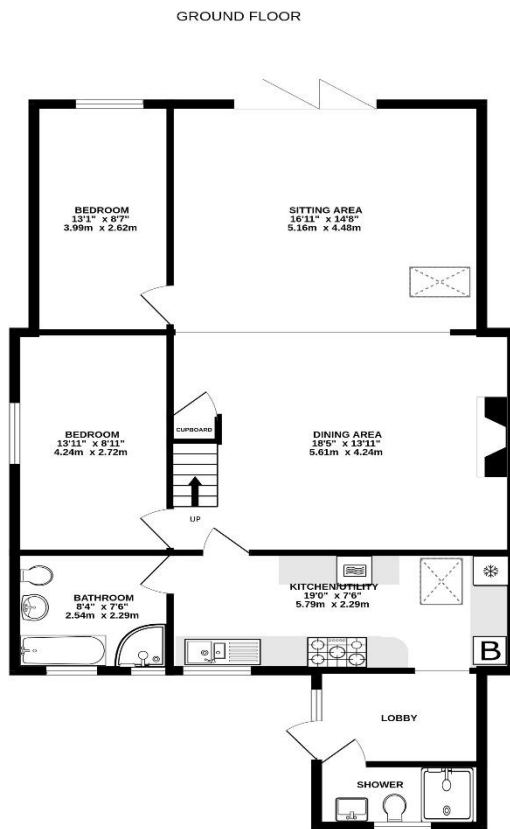
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5.9 miles and central Bristol some 13.8 miles away. Further facilities and shops are within 4.9 miles at Yatton, where there are regular mainline railway services – Paddington from 114 minutes. The surrounding countryside offers many activities including riding, sailing, fishing, walking and several golf courses.

**DIRECTIONS** – Langford Road is situated off the Stock Lane, the B3133, and from the mini roundabout near Tout’s petrol station, Wyndhurst Cottage is approx. 0.2 miles along on the right, accessed along the driveway to Wyndhurst Farm, with parking on the right, to the side of the cottage.

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – **Council Tax Band E** £2,387.92 (2022/23) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review. **SERVICES** – Mains electricity and gas, wood burner, private drainage **EPC RATING - D**



TOTAL FLOOR AREA : 1613 sq.ft. (149.9 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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