



Park Cottage
Langford Road, Langford, BS40 5HU

Robin King | Estate Agents

PARK COTTAGE, LANGFORD ROAD, LANGFORD, BRISTOL, BS40 5HU

A substantial, beautifully appointed 6 bedroom detached family home of great character, with a large walled garden, gated driveway parking plus a garage and outbuildings in a popular North Somerset village convenient for access to Bristol and beyond

Approx 2,710 sq ft well balanced accommodation including superb kitchen/breakfast room & dining room with bi-fold doors • Principal bedroom suite with dressing room and stylish en-suite bathroom with shower • Gated driveway parking plus garage and outbuildings with potential for development (STPP) • Popular village with good amenities including a pub and a well regarded primary school • Within catchment for “Outstanding” Churchill Academy & Sixth Form • Yatton station within 5.1 miles for regular mainline services – Paddington from 114 mins • Access to M5 within 9.2 miles at Jct 20/Jct21 • Bristol Airport 5.7 miles • Central Bristol 13.3 miles (all distances approx)

With parts dating back to the 18th century, Park Cottage has been the subject of a careful programme of refurbishment and extension by the current owners, to create a substantial family home over 3 storeys with flexible accommodation to suit a variety of needs. Characterised by sash windows, neutral décor and clean, neat lines throughout, period features combine harmoniously with modern style and convenience.

Park Cottage is believed to have originally been the Langford Estate Manager’s cottage, with subsequent extension and reconfiguration (both historical and more recently) into a well proportioned family home.

The house is accessed via an entrance hall running across the front of the house, with a smart wooden floor and a stylish contemporary cloakroom with shower to one side. The living accommodation is arranged off the hallway, to the left is a spacious dual aspect sitting room/office with views through the 2 sash windows. Part-glazed double doors open into the charming music room, which also has sash windows, a beautiful polished wooden floor and a feature fireplace.





The accommodation becomes more contemporary towards the rear of the house, with glazed double doors opening into the superb family room situated between the dining room and kitchen. The generous proportions of the open plan layout give a great deal of flexibility to suit a variety of needs, and the beautiful warm tones of the stone floor running across this section of the house give a good sense of flow.

The spacious dining room accommodates a large table and enjoys wonderful views through wide wooden bi-fold doors opening onto the superb enclosed walled gardens beyond.

Another highlight of Park Cottage is the superb kitchen/breakfast room, fitted with an extensive range of oak base and wall units (including deep pan and crockery drawers, some carousel units and a pull-out pantry cupboard) topped with granite work surfaces. There is space for an American-style fridge/freezer, 2 dishwashers and a large range gas cooker: the large central island incorporates a sink and 2 fridges and provides a wonderful place to sit and enjoy the surroundings, which can be further enhanced using the remote-controlled lighting effects to suit the mood. There is a useful back door off the kitchen, and a well fitted utility room, also with direct garden access and space for a washing machine and tumble dryer.

The beautifully presented bedroom accommodation is arranged on the first and second floors, with 2 good sized double bedrooms on the top floor flanking a contemporary bathroom. On the first floor there are 3 bedrooms to the front of the house, one of which would make a good nursery or perhaps an office for working from home, and a stylish family bathroom with separate shower. The luxurious principal bedroom suite is situated to the rear of the house, with wonderful views over the garden beyond from the Juliet balcony in the large dual aspect bedroom. The generous dressing room off the bedroom has fitted wardrobes to either side and double doors open into the stylish contemporary bathroom with large shower enclosure and bath.

Outside – To the right side of Park Cottage electrically operated wooden gates open onto a large gravelled parking area, beyond which is the garage. There is a large additional outbuilding, currently used as a workshop, which along with the garage, subject to the necessary permissions, provides scope for development if required.





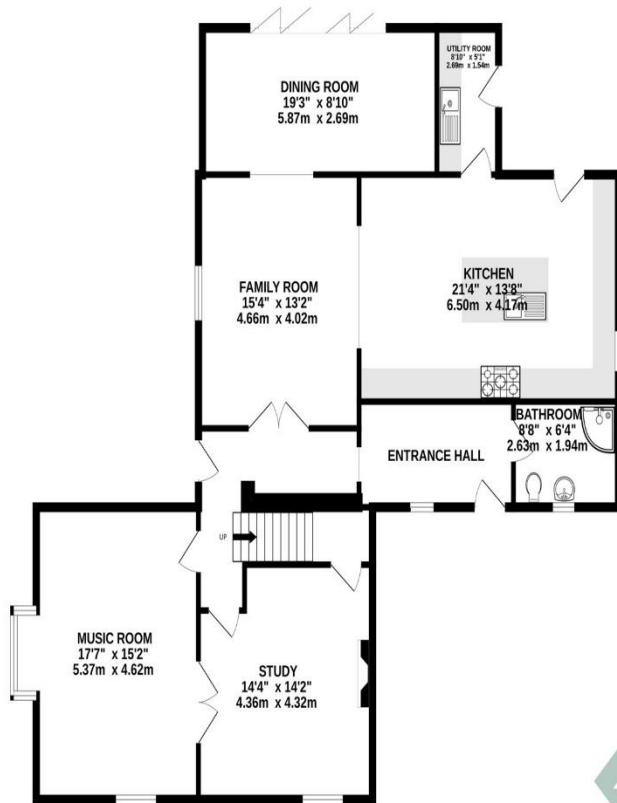
The gardens at Park Cottage are beautifully arranged into various sections and do offer further scope for the keenest gardener. Near the front door, tucked behind a stone boundary wall is an attractive gravelled courtyard garden area with a flagstone path: to the left side of the house, to the rear of the music room, is an enclosed courtyard garden with a greenhouse and a raised vegetable bed. The large, enclosed walled rear garden is another charming highlight of the property, laid mainly to lawn bordered by attractive stone walls, with established borders with shrubs, bushes and trees including beautiful camellias and a superb magnolia. A circular paved and gravelled seating area provides a wonderful place for alfresco dining or to simply sit and enjoy the surroundings, and a metal gate in the wall provides views of (but not access to) the field to the rear.

Location - Langford offers local shopping and social facilities along with a highly regarded pub, with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is primary schooling in the village, and secondary schooling at the “Outstanding” Churchill Academy and Sixth Form. Bristol Airport is within 5.7 miles, Yatton station 5.1 miles away for mainline railway services – London Paddington from 114 minutes - and central Bristol is within 13.8 miles (all distances approx.).

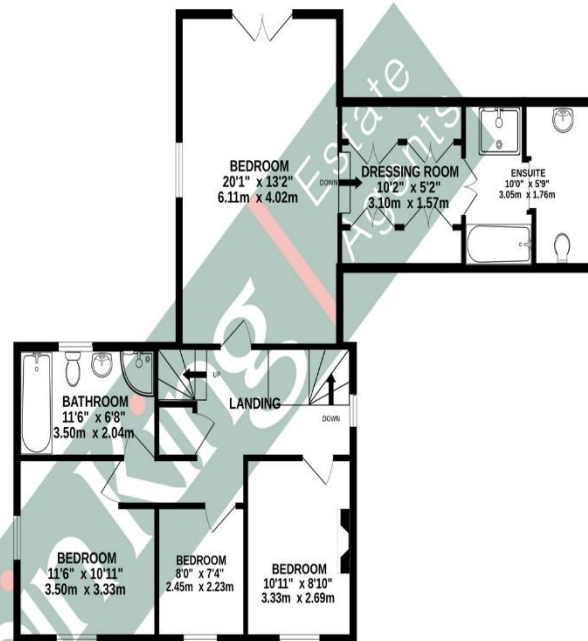




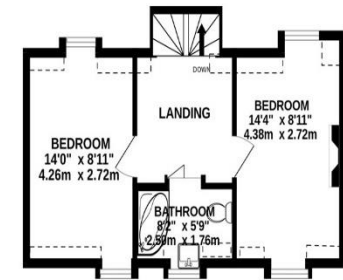
GROUND FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



1ST FLOOR
961 sq.ft. (89.2 sq.m.) approx.



2ND FLOOR
354 sq.ft. (32.9 sq.m.) approx.



TOTAL FLOOR AREA : 2710sq.ft. (251.8 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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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 B3133 for approx. 2.5 miles, along the High Street through Congresbury, which becomes Brinsea Road and then Stock Lane. At the roundabout take the first exit onto Langford Road and continue along, following the Langford campus wall on the left to its end. Park Cottage is the second property on the left beyond the Langford sign, with gated parking beyond the house.

SERVICES – All mains services connected, gas central heating

EPC RATING - D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND – G - £3,418.02 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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