



# Stoneycroft, Stock Lane

Langford, Bristol

A delightful 5-bedroom detached country residence set in an idyllic location with garaging, off street parking, well maintained gardens and an option to purchase an adjacent paddock. It is conveniently close to local facilities, excellent schooling, city, country and coast.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

Mains services: Oil heating, private drainage, mains electricity and water

- Approx 3,362 sq ft of flexible accommodation
- Magnificent far-reaching views
- Main home with 4 bedrooms and 3 bathrooms
- Self contained annexe with a further bedroom, bathroom and kitchen
- Stunning open plan kitchen/dining/living room
- Lovely garden of approx 0.37 acres
- Available by separate negotiation 2 acre paddock
- Easy access to M5, mainline railway services, Bristol airport and Bristol city centre







## Stoneycroft, Stock Lane

Langford, Bristol

Stoneycroft is a gorgeous five-bedroom home, with parts believed to date back to the 1800s. Thoughtfully extended over the years, it now offers approximately 3,362 square feet of spacious accommodation. Many original features have been preserved, while new open-plan living spaces have been added, enhancing the property's charm. Among the additions is a self-contained annexe, making this home especially appealing for those with dependent relatives or guests seeking privacy.

Set in an idyllic, tucked away location on the outskirts of the popular village of Langford, it offers spectacular rural views together with lovely private gardens, garaging and driveway parking for several cars.

A storm porch has useful storage for coats and shoes and opens to a magnificent reception hall with a stone fireplace and practical understairs storage. To the left is the formal sitting room. A spacious and handsome room it has a large inglenook fireplace with log burner and magnificent views towards the Mendips.

To the right is the snug with a brick fireplace, wood burner and attractive outlook to the front of the property with fields beyond. The perfect place for a cosy winters evening it has double doors which open to a spacious study which overlooks the garden.

An archway from the hallway leads straight through to the open plan kitchen/living/dining room. A stunning space it has underfloor heating, a vaulted ceiling and thanks to French doors and multiple Velux windows, is flooded with natural light.

The living area has plenty of space for sofas and comfortable chairs with a large window which frames the garden beyond. Behind this is the kitchen area complete with a large central island with breakfast bar seating area and stainless-steel sink. Stylish quartz worktops beautifully complement the



good range of floor and wall units which are an attractive shade of dark grey. Integrated appliances include a double oven, microwave, hotplate, induction hob dishwasher and there is space for an American style fridge freezer and a wine cooler. The chic kitchen also includes an open larder and ample space for a kitchen table in front of wonderful French doors which open to a dining terrace beyond.

Behind there is a laundry/utility room with space for a washing machine and tumble dryer as well as a back door to the garden.

Completing the ground floor accommodation is an annexe which can be accessed via the main house through a practical boot room, or independently from outside. The annexe includes a bedroom, an en-suite shower room, and French doors opening to the garden.

Rising to the first floor you will find four double bedrooms, all with magnificent far reaching rural views. The principal bedroom suite is exceptionally generous with both an en-suite bathroom and a separate, fully fitted dressing room. Bedroom two also has a ensuite bathroom and there is a further family bathroom serving bedrooms three and four.



#### Outside

Stoneycroft is located off a private road and is set back behind a neat post and rail fence with a hard standing area with ample driveway parking. To the right is a detached garage with a useful room above that could be used as an office which has water electricity already connected

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The back garden has a pretty raised flowerbeds with a range of mature shrubs and plants and a small kitchen garden. There is also a paved terrace adjacent to the house – the perfect spot for alfresco dining or a BBQ.

To the right of Stoneycroft is a gate with access to a paddock area. Approx 2 acres it could be used for a variety of purposes grazing small livestock, creating a wildlife habitat with wildflowers or a pond or as a recreational area for picnics or private sports.

## 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. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available 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. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.



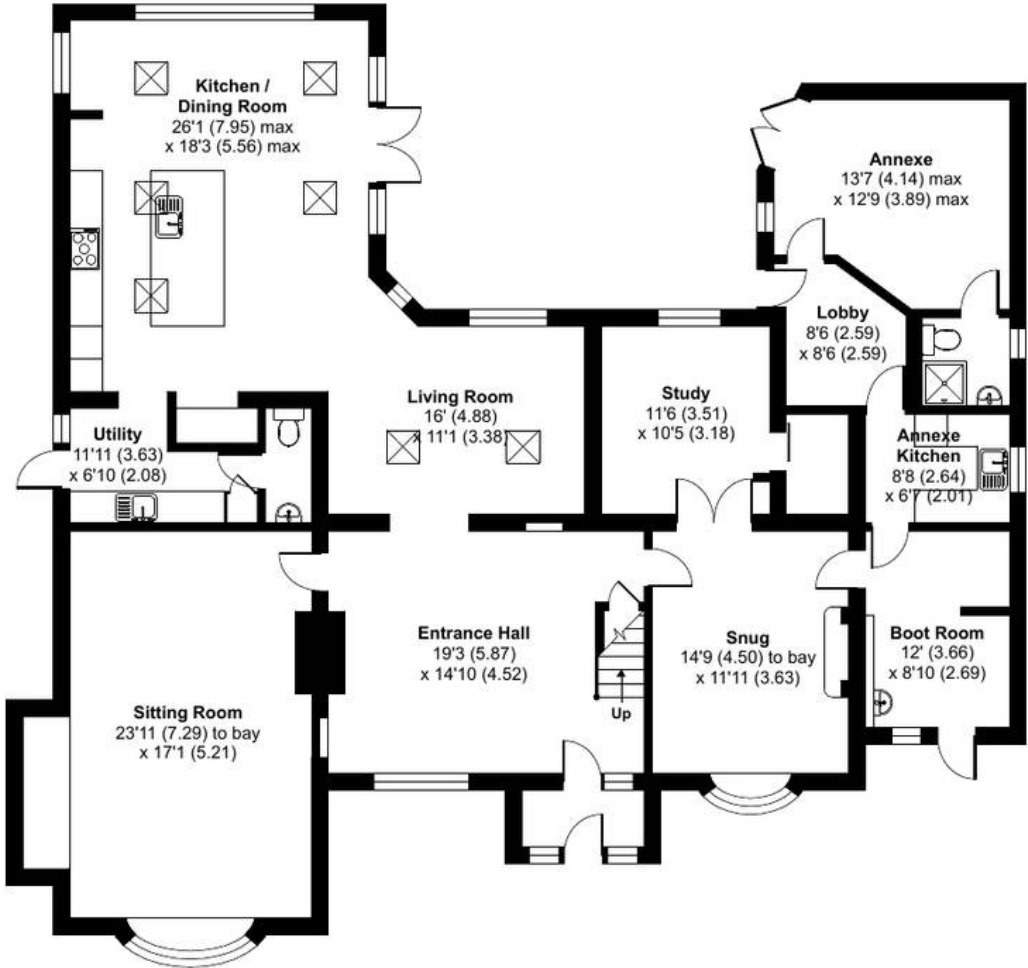
# Stock Lane, BS40

Approximate Area = 3362 sq ft / 312.3 sq m

Garage = 441 sq ft / 41 sq m

Total = 3803 sq ft / 353.3 sq m

For identification only - Not to scale



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1198521



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