



# Lockmore Cottage Blackmoor

Langford, Bristol

A wonderful four bedroom detached cottage with gorgeous open plan reception space, driveway parking for several cars and a large enclosed garden. Tucked away in the popular village of Langford with well regarded schooling and local amenities it offers easy access to Bristol and beyond.

Council Tax band: TBD

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

Services:

- Approx 2.282 sq ft of flexible family accommodation
- Magnificent Open Plan Kitchen/Dining/Living Room
- 4 Bedrooms, 2 Bathrooms (1 ensuite)
- Traditional Period Cottage Believed To Date Back To 1800's
- Large Garden With Lovely Rural Outlook
- Area In Catchment For Popular Local Schools
- Central Village Location
- 6.5 KW Owned Solar Panels
- Easy Access to Bristol Airport/M5/Mainline Railway Service at Yatton (London Paddington 114 minutes)







## Lockmore Cottage Blackmoor

Langford, Bristol

Nestled in a charming and discreet spot in the desirable village of Langford, Lockmore Cottage is a distinctive four/five-bedroom detached home set within lovely gardens that offer picturesque rural views.

The property is accessed via a well-maintained gravel driveway, providing ample off-street parking for several vehicles. A shiplap fence encloses the front garden, with a pathway leading to the entrance. Upon entering the reception hallway which has a smart engineered oak floor, you'll find a cupboard on the right for coats and shoes and immediately beyond the study which has built in storage and a with a view to the front.

Two further versatile reception rooms are situated to the rear; the first a formal sitting room which is very spacious has a feature inset log burner and large French doors opening to the garden seamlessly blending inside and out. the second is a generous snug with views over the garden that could easily be arranged as a media or playroom.

However, the true highlight is the impressive dual-aspect kitchen/dining/family room, which serves as the heart of the home. This expansive open-plan space includes a fitted kitchen with a large central island, an integrated dishwasher and space for a 'Rangemaster'-style cooker, and an American-style fridge/freezer. The remaining area accommodates comfortable seating and a spacious dining table, with stairs leading to the first floor. A wall of floor-to-ceiling windows again brings the outdoors in, while a pair of French doors open to a wonderful al-fresco dining terrace, framed by a contemporary dwarf wall, the perfect spot for alfresco dining or a summers BBQ. Completing the ground floor accommodation is a utility room and a downstairs cloakroom.

On the first floor, the landing connects to four double bedrooms and a family bathroom. Two exceptional bedrooms at the gable end feature vaulted ceilings and striking trapezoid windows that reach the apex, offering



beautiful views of the garden. The third guest room is another good sized double, complete with feature beams and a stylish en-suite shower room. The luxurious principal bedroom boasts a dramatic vaulted ceiling, dual aspect windows for plenty of light, and a chic en-suite shower room. The family bathroom, like the rest of the home, is tastefully finished in neutral tones with quality fixtures and fittings.

### Outside

The delightful garden encircles the house on three sides, with the main lawn area located off the kitchen/dining/living room for added privacy. This section is primarily a level lawn with several specimen trees, a large patio adjacent to the house, together with several other terraced areas from which to enjoy the tranquilly of the surroundings. A pathway leads from one side of the garden to a picturesque stream, where a footbridge crosses to an enchanting area of wild woodland. From this woodland, you can enjoy uninterrupted views of the surrounding countryside.

The property also has a 6.5KW bank of owned solar panels.

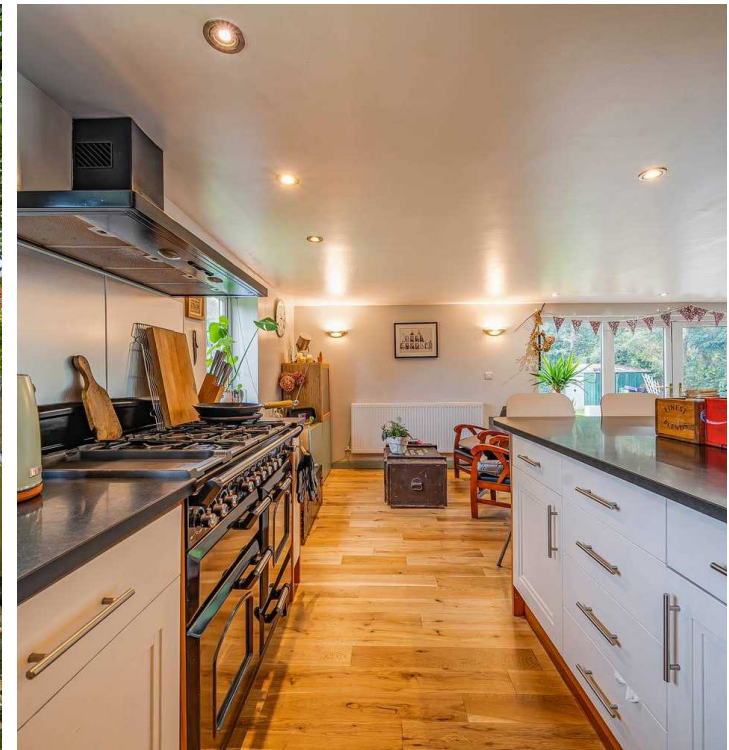


# Lockmore Cottage, Blackmoor

Langford, Bristol

## 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.



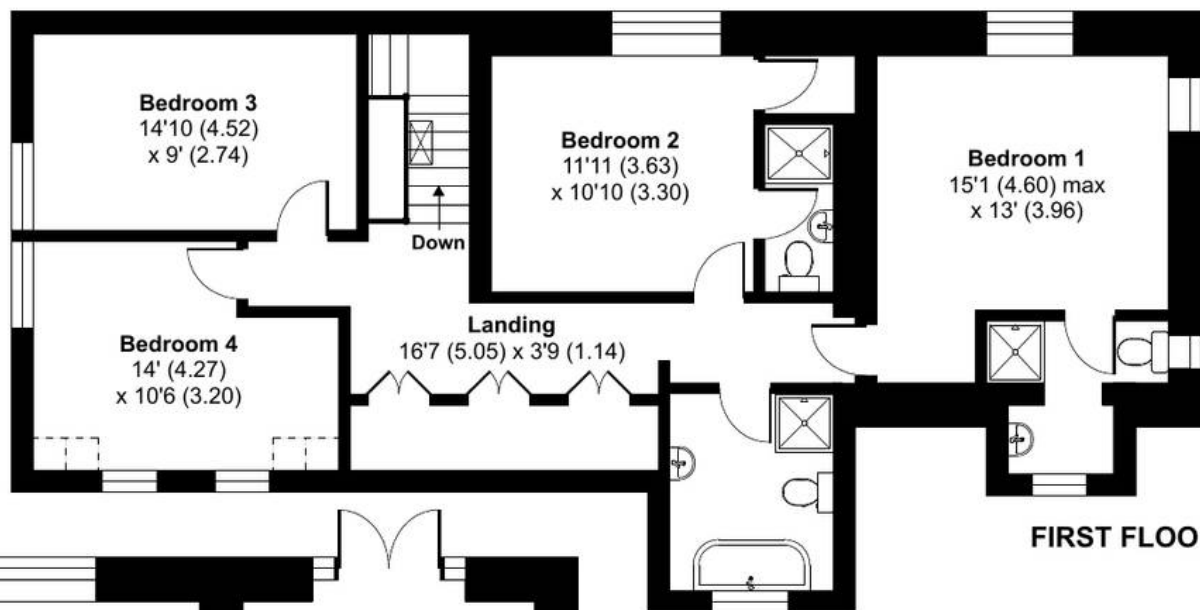
# Lockmore Cottage, Blackmoor, Langford, Bristol, BS40

Approximate Area = 2282 sq ft / 212 sq m

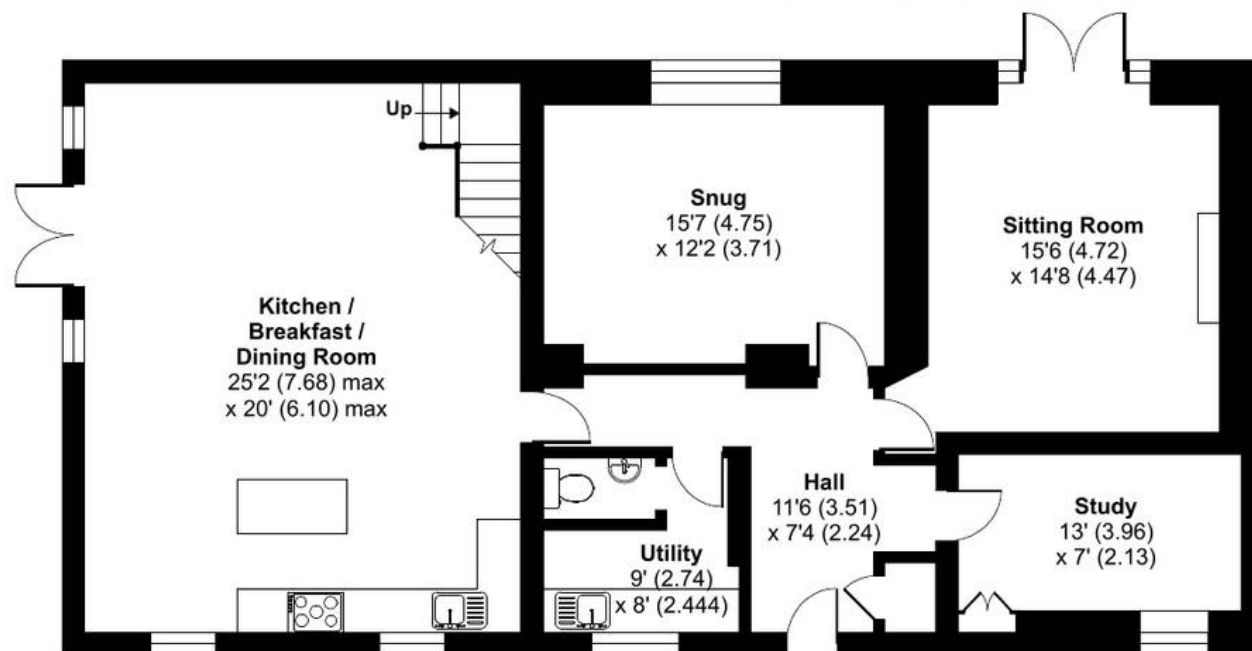
Limited Use Area(s) = 8 sq ft / 0.7 sq m

Total = 2290 sq ft / 212.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Denotes restricted head height



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: 1198406



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