



# Pinkerton House Blackmoor

Langford, Bristol

Pinkerton House is a charming Victorian family home. With four bedrooms, spacious reception rooms, a lovely conservatory, driveway parking and a south-facing garden, it also offers easy access to Bristol and beyond.

Council Tax band: D

EPC Rating: D

Tenure: Freehold

All Mains Services

- APPROX 1682 SQ. FT ACCOMODATION
- 4 BEDROOMS
- 2 BATHROOMS
- BEAUTIFUL SOUTH FACING GARDEN
- QUIET LOCATION IN SOUGHT AFTER VILLAGE
- WITHIN CATCHMENT FOR "OUTSTANDING" CHURCHILL ACADEMY & SIXTH FORM
- ACCESS TO M5 WITHIN 8.5 MILES AT JCT 21
- BRISTOL AIRPORT 5.2 MILES
- CENTRAL BRISTOL 12.8 MILES
- MAINLINE RAILWAY SERVICES WITHIN 5.9 MILES AT YATTON – LONDON PADDINGTON FROM 114 MINUTES (ALL DISTANCES/TIMES APPROX)







## Pinkerton House Blackmoor

Langford, Bristol

Originally built in 1870 and formerly a boarding school, Pinkerton House has been thoughtfully transformed over the years into the charming home it is today. It has a well-appointed kitchen, spacious dining and living room, a lovely conservatory, four bedrooms, and a modern family bathroom. Set in a lovely private and enclosed gardens it makes an ideal family home and is sure to attract attention.

The home welcomes you through the front door into a spacious hallway with elegant stone-tiled flooring, providing ample storage for coats and shoes. The hallway leads through to a well-appointed kitchen and breakfast room on your left featuring cream wall and base units, complemented by sleek granite worktops. This space easily accommodates a dining table so is ideal for casual family meals.

Continuing down the hall, you'll pass a convenient shower room and a generous utility room. At the rear are two reception rooms, a spacious dining room is on the right and living room to the left which is perfect for entertaining, with a cosy log burner for colder evenings and French doors leading to the garden. Both rooms have direct access to a lovely conservatory; a versatile space ideal for enjoying sunny days or relaxing during a cold winters evening.

Upstairs, there are four generously sized bedrooms, along with a modern family bathroom.

### **Outside**

A true highlight of Pinkerton House is its south-facing garden, there is a patio area near the conservatory and the rest of the garden is laid with lawn and bordered by mature plants and shrubs. A path winds through the garden, leading to a charming summer house that overlooks a peaceful brook, creating a picturesque spot for relaxation and enjoying a morning coffee or a spot of lunch. The front of the property provides ample parking for multiple vehicles.



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Langford, Bristol

Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Wrington and Congresbury. There is local primary schooling and secondary schooling at the "Outstanding" Churchill Academy and Sixth Form. Bristol Airport is within 5.2 miles, Yatton station is 5.9 miles away for mainline railway services – London Paddington from 114 minutes - and central Bristol is within 12.8 miles (all distances approx).

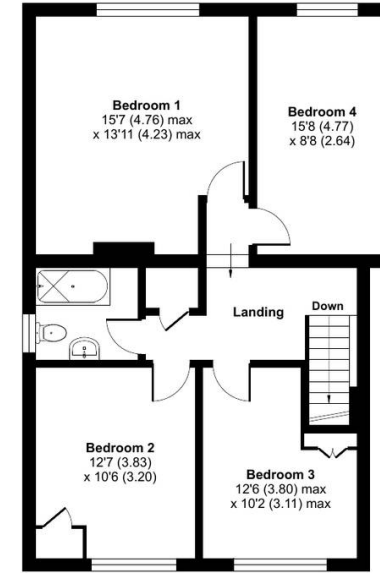


GROUND FLOOR

# Blackmoor, Langford, Bristol, BS40

Approximate Area = 1682 sq ft / 156.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ntkhecom 2024. Produced for Robin King LLP. REF: 1154226

### 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.

**Robin King**

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