



Maysmead Cottage, Greenwell Lane

Langford, Bristol

A rare opportunity to renovate a delightful cottage (with full planning permission already granted for extension and remodelling to form a substantial 5 bedroom and 4 bathroom property). Set in a plot approaching ½ acre it is located in an idyllic location with spectacular rural views. has a large private garden, ¼* acre paddock and offers easy access to Bristol and beyond.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

Mains drainage, electricity and water and also option for mains gas connection

- Approx 1,449 Sq Ft Of Flexible Accommodation With Full Planning To Extend To 2400 Sq/ Ft
- Traditional Somerset Cottage Believed To Date Back To 1800's
- Potential To Extend To Five Bedroom Family Home
- Panoramic Views Of Surrounding Farmland
- Large Garden And Separate Paddock
- In Catchment For Popular Local Schools
- Easy Access to Bristol Airport/M5/Mainline Railway Services And Bristol City Centre
- NO ONWARD CHAIN







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Maysmead Cottage, believed to date back to the 1800s, has been in the same family for several generations. It is situated in an idyllic rural, yet not isolated location on the edge of the popular village of Langford, which nestles at the foot of the Mendip Hills AONB (Area of Outstanding Natural Beauty). This traditional cottage is surrounded by open farmland, creating delightful vistas to the front and rear and is set within a generous, completely private garden surrounded by stone walls, mature hedging, and several fabulous mature trees. Additionally, there is a separate paddock area of approximately $\frac{1}{4}$ * of an acre.

Currently a three-bedroom property, it requires complete modernisation. Full planning permission has already been granted to extend it into a five-bedroom family home, offering approximately 2,400 to 2,500 sq. ft. (inc. garage) of flexible accommodation.

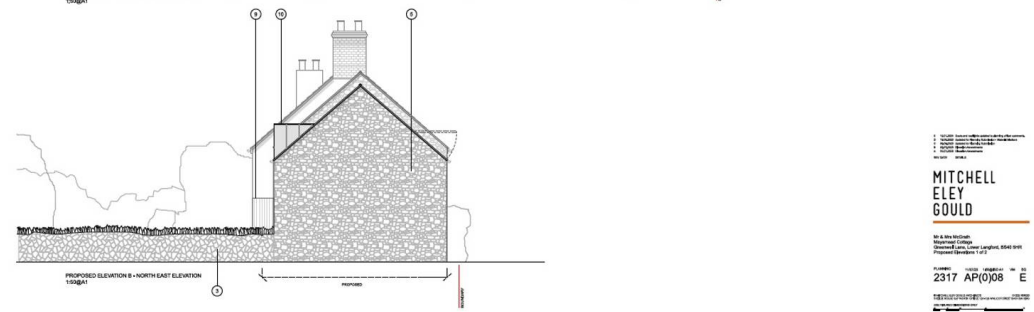
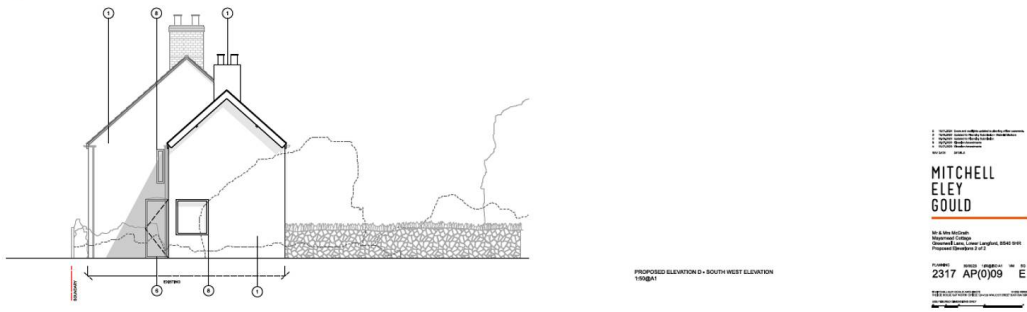
This is a rare renovation opportunity, providing a fantastic chance for the buyer to create the home of their dreams.

A long driveway leads to an incredibly attractive, white-rendered cottage with a contrasting terracotta-tiled roof. Inside, there are two reception rooms on either side of the hallway, both featuring deep recessed windows with views over the front garden and traditional open fireplaces. To the rear, the kitchen/breakfast room offers incredible views over open farmland. A wooden door opens to reveal a sunroom/store.

Upstairs, there are two double bedrooms and a single bedroom, all with wooden floors. The principal bedroom features a pretty cast iron fireplace. In addition to the bedrooms there is also a reasonably sized family bathroom.

Outbuildings

There are several storage areas and an open faced carport to the right of the property, which under the new plans can be replaced with an extended house and new garage.

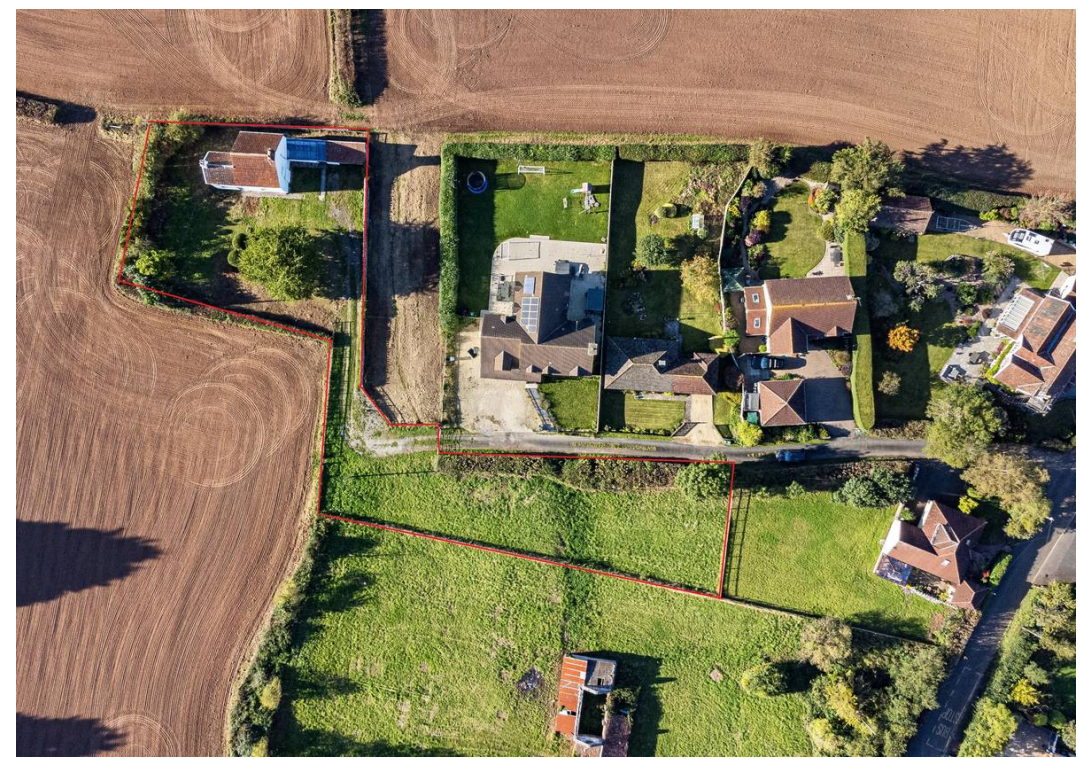
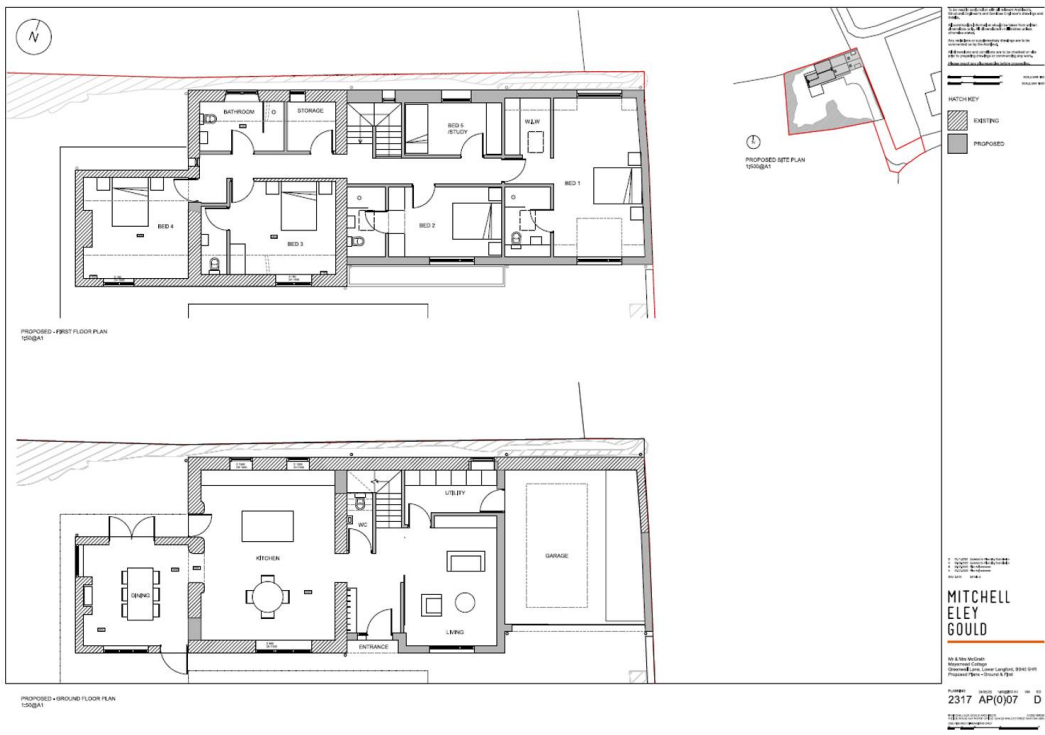


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Outside

Maysmead Cottage has a long, gated driveway with immediately to the left, a paddock area. Approx ¼* of an acre 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.

The driveway continues round to the property that sits well back in its sizable garden. A lovely tranquil space, it has a spacious lawn which is framed by stone walls, hedging and there is a magnificent, mature cherry tree. The grounds provide plenty of parking which should the new owner wish could be more formally laid out.

*(exact boundary/size to be confirmed)

Location

Lower Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Wrington, Congresbury and Winscombe. There is a large, modern medical practice in the village, a well regarded primary school and also a handy petrol station and mini-market close by. A choice of primary and secondary schooling is also available in the neighbouring villages. 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.

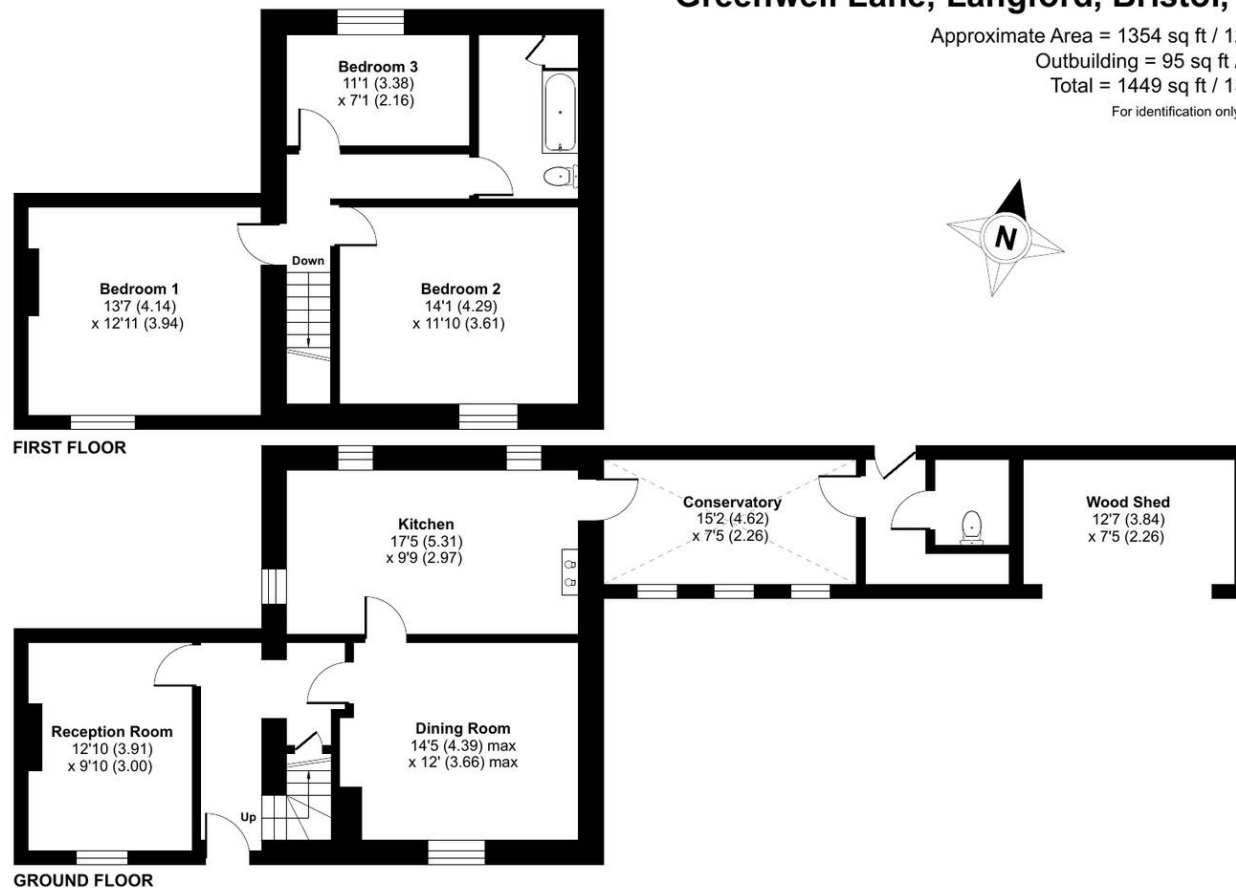
Robin King


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Greenwell Lane, Langford, Bristol, BS40

Approximate Area = 1354 sq ft / 125.7 sq m
Outbuilding = 95 sq ft / 8.8 sq m
Total = 1449 sq ft / 134.5 sq m
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Robin King LLP. REF: 1180426

Important Notice:

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