

OVER LANGFORD MANOR

UPPER LANGFORD • NORTH SOMERSET





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*A superbly renovated Grade II listed house,
dating from the 15th century, with holiday let,
pasture, woodland, formal gardens
and outbuildings*

Entrance porch • Reception hall • Sitting room
Dining room • Breakfast kitchen with Aga • Utility room
Cloakroom • Freezer room • Wine cellar

Master bedroom with gallery and en suite bath/shower room
Three further bedrooms and bathroom

Detached holiday let with sitting room • Kitchen • Bedroom and
Shower room • Adjoining studio and workshop/store

Landscaped gardens • Pasture • Woodland adjoining the
Woodland Trust • Outbuildings • Summer house • Double oak carport

In all about 10.731 acres (4.343 ha)

M5 (J21) St George's 7 miles • Wells 10 miles
Bristol City Centre 12 miles • Bristol Airport 5 miles
Rail stations at Yatton 6 miles and Backwell 9 miles
(distances approximate)

These particulars are intended only as a guide and must not be relied upon
as statements of fact. Your attention is drawn to the Important Notice on
the last page of the text.





Situation (distances approximate)

Over Langford Manor is surrounded by its own land to the south, west and east, and has open views to the north across farmland to the wooded hills of Wrington. The hamlet of Upper Langford lies on the northern edge of the Mendip Hills, an area of outstanding natural beauty.



Primary schooling at Burrington and Blagdon. Private schooling at Sidcot Quaker School, Wells Cathedral and a number of schools in Bristol. The well respected Churchill Community School has a leisure complex open to the public.



The village of Blagdon about 1.5 miles to the east has a village hall, church, post office/stores, public houses and a butcher's shop. Wrington, about 2 miles to the north, has a comprehensive range of shopping facilities. A 24 hour Budgen Supermarket at Langford, is about 0.75 miles, as is the Wrington Vale Medical Practice at Langford. There are public houses at Rickford, Churchill and Langford.



Sailing and Fishing on Chew Valley Lake. Sailing on Cheddar Reservoir. Fishing on Blagdon Lake. Walking and riding over the Mendip Hills. Racing at Wincanton and Bath. Golf at Bristol & Clifton Golf Club at Failand, Burnham & Berrow Golf Club at Burnham on Sea, and Mendip Spring Golf Club at Congresbury.



Access to the motorway network is via M5 (J21) St George's 7 miles, Wells 10 miles, Bristol City Centre 12 miles, Bristol Airport 5 miles, Rail stations at Yatton 6 miles and Backwell 9 miles

Historical Note

A condensed history of Over Langford Manor can be found on https://en.wikipedia.org/wiki/Over_Langford_Manor

For Sale Freehold

Over Langford Manor is a fine Grade II former court house which dates back to the 15th century. The property has been carefully and sympathetically restored over the years and, more recently, the present owners have installed a three oven gas fired Aga in the breakfast kitchen and a detached outbuilding has been converted into a most attractive one bedroom holiday let. All restorations in the past and in recent years have ensured that the historical feel of the house remains. There are many features appropriate to the period. These include flagstone floors, beamed and vaulted ceilings, window seats, inglenook fireplaces, mullion windows, a spiral timber staircase and, a magnificent carved stone entrance porch with frieze and Corinthian columns dated 1611.

The interior has a warm and friendly atmosphere and the accommodation is beautifully presented. All rooms either have a lovely outlook over the garden or across open countryside. There are two staircases with either staircase leading to the first floor.

Holiday Let

A detached building has been partially converted into a superb one bedroom a self-contained holiday let, which is currently let on a regular basis. The adjoining studio and workshop/store could provide further ancillary accommodation, subject to any necessary planning consent.

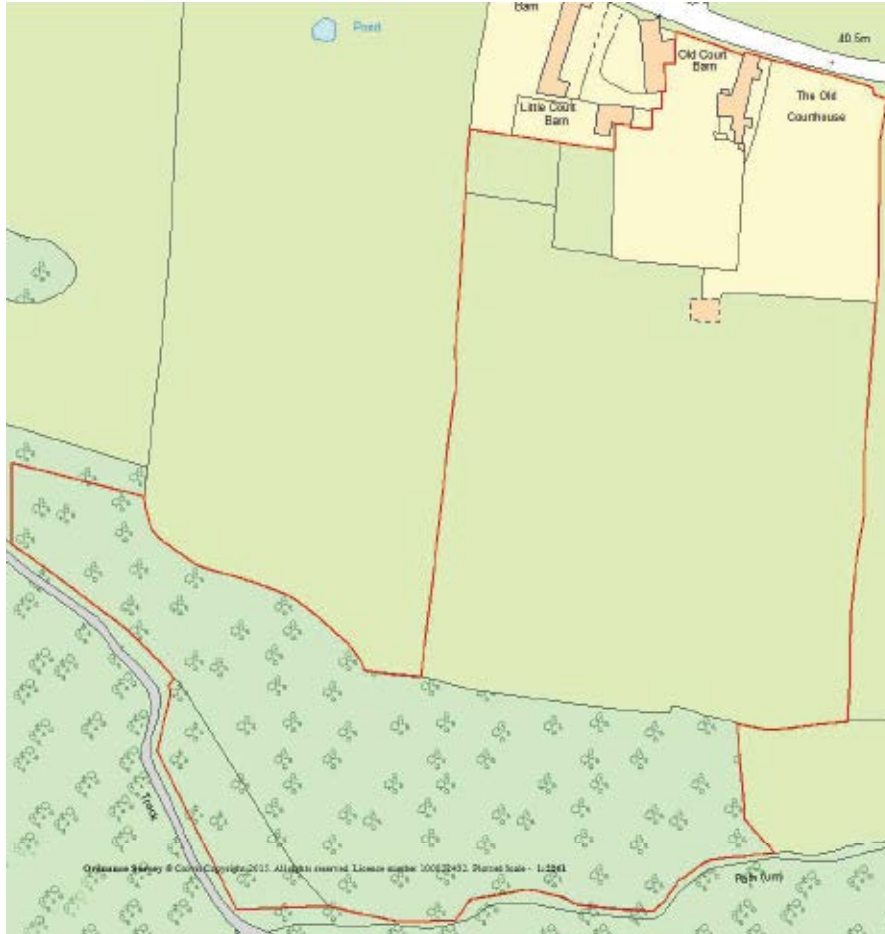
Gardens and Grounds

Over Langford Manor is approached between electrically operated timber gates which give access to a wide cobble stone drive. The drive leads to parking areas to the south of the house, the holiday let, and continues to the pasture beyond.

The gardens are a delight and beautifully planned for interest to reflect the changing colours throughout the seasons. Gravel and cobblestone pathways meander through the garden. There are level lawns, ornamental ponds, a variety of many mature ornamental and climbing shrubs and trees, and deep shaped beds planted with flowering plants and bulbs. There are a number of terraces, one of which has a functioning and secure well.

A soft fruit area to the west includes gooseberry, cherry, plum, and blackcurrant. This area is ideal for creating a productive kitchen





garden. There is a summer house with electricity. Around the garden, fruit trees include plum, apple and medlar.

Pasture fields lie to the south and west of the house and are divided into two fields. Vehicular access is either from the main drive or from the north boundary on the road.

Beyond the pasture to the south is a belt of woodland, with a blue bell wood and pathways. The woodland adjoins land belonging to the Woodland Trust, with National Trust land beyond.

Outbuildings

The outbuildings lie to the south of the house and include a detached green oak double carport, outside w.c., garden store, greenhouse, workshop/implement stores, and wood store/hay barn.

Rights of Way

There are no rights of way over the property.

Services

Main water, gas, and electricity. Private drainage. Gas fired central heating. Night storage heating to the holiday let.

Fixtures and Fittings

All items in the nature of fixtures and fittings described in the particulars are included in this sale and all other such items are specifically excluded.

Viewings

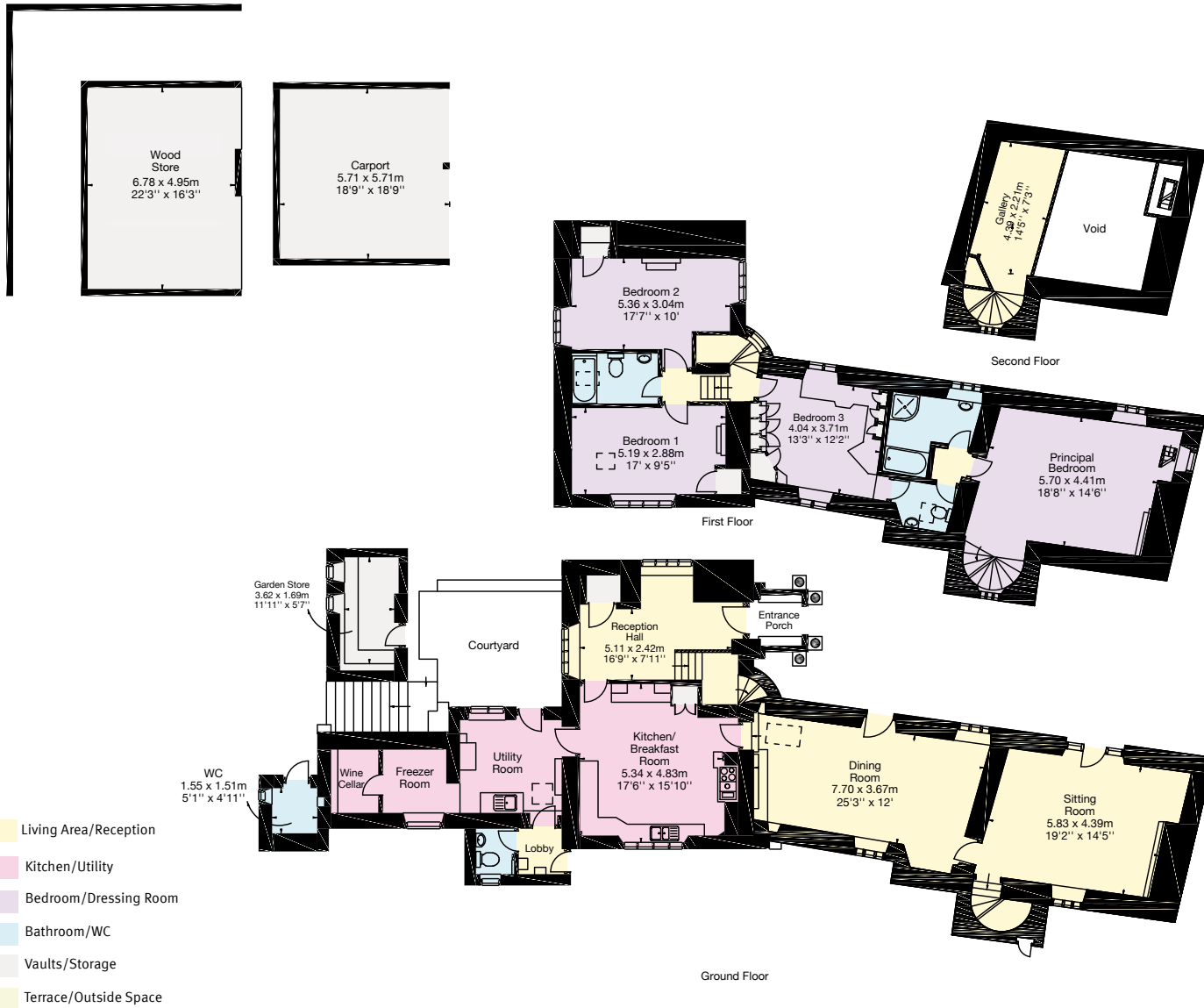
Strictly by appointment with agents Knight Frank T: 0117 317 1999

Local Authority

North Somerset Council. T : 01934 888 888

Directions (BS40 5DL)

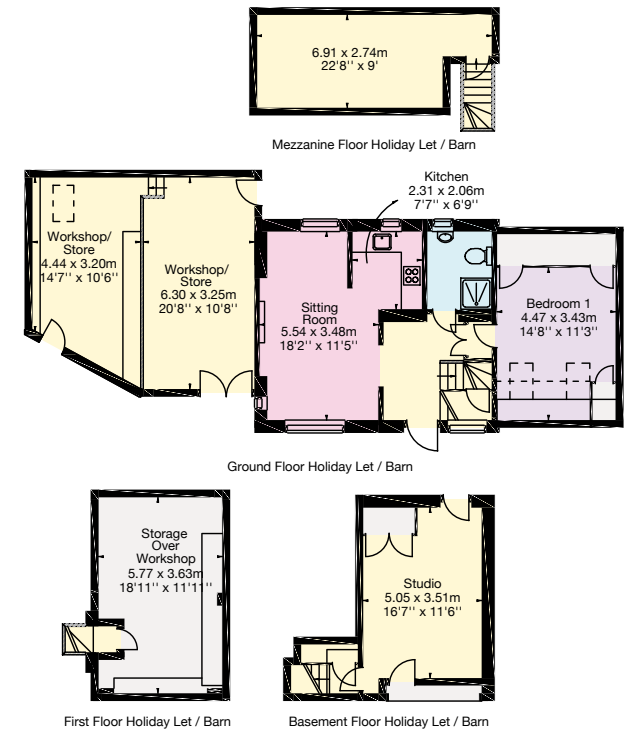
From Bristol take the A38 out of the City. Pass Bristol Airport and continue to the traffic lights at Churchill. Turn left onto the A368 and Over Langford Manor can be found about 1 mile on the right hand side.



APPROXIMATE GROSS INTERNAL FLOOR AREA
(No less than)
271 sq.m (2,917 sq.ft)

Holiday Let / Barn
(No less than)
154 sq.m (1,662 sq.ft)

Out Buildings
(No less than)
68 sq.m (729 sq.ft)



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This brochure is environmentally friendly

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