



Brookside Cottage, Bath Road

Upper Langford, Bristol

A rare opportunity to acquire a 4 bedroom detached, private country home with character, flexibility and a peaceful rural setting, with easy access to Bristol and beyond.

Council Tax band: F

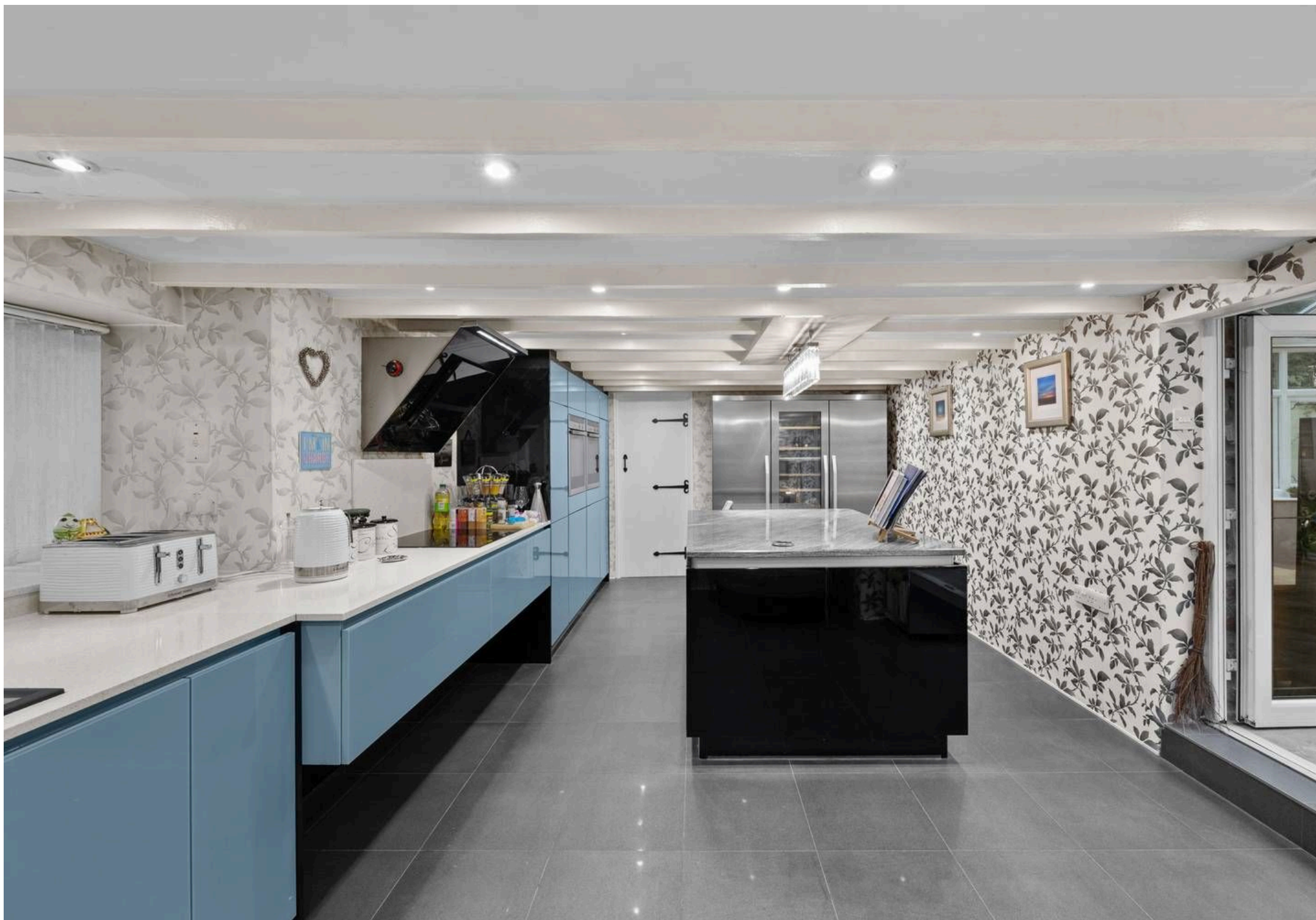
Tenure: Freehold

EPC Energy Efficiency Rating: E

Mains water and electricity, oil-fired heating and private drainage.

- Superb detached character cottage in a private and secluded setting
- Flexible accommodation arranged over two floors
- Spacious kitchen/breakfast room with central island
- Two traditional reception rooms with character features
- Ground floor bedroom with adjacent bathroom
- Three further bedrooms on the first floor
- Mature gardens offering a high degree of privacy
- Detached garage, driveway parking and additional outbuilding with potential (subject to consents)
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)
- NO ONWARD CHAIN







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Set in a private and secluded position within the Mendip Hills, Brookside Cottage is a charming detached home that combines a wealth of character with well-judged modern additions. The accommodation is arranged to suit day-to-day family life, with generous reception space, flexible bedroom options and a garden that feels notably sheltered and peaceful.

The ground floor is centred around an impressive kitchen/breakfast room, designed very much as a practical hub for entertaining as well as everyday living. The kitchen is fitted with a comprehensive range of high-gloss units in a soft duck-egg blue, complemented by a large central island incorporating pop-up power. Integrated Neff appliances include a dishwasher, eye-level double oven, induction hob and an angled glass extractor. From here, double doors open into a substantial conservatory which provides an excellent continuation of the main living space. With room for both dining and relaxed seating, and a log-burning fireplace for year-round use, it works particularly well for larger gatherings. Double doors also open directly out to the rear garden.

Away from the more contemporary areas, the original cottage rooms retain a strong sense of character, with exposed beams and fireplaces creating two cosy reception spaces to use more traditionally as sitting and living rooms.

Finally, a utility/laundry room and family bathroom sit to the far end of the house, and there is also a ground floor bedroom which is well placed for those looking for a degree of independence for a dependant relative, guests, or multi-generational living.

On the first floor are three further bedrooms and a modern family bathroom. The upstairs layout has a distinctive feel, with curved and angled walls reflecting the cottage's evolution over time. The principal bedroom is a particularly generous room, with partially vaulted ceiling, space for a



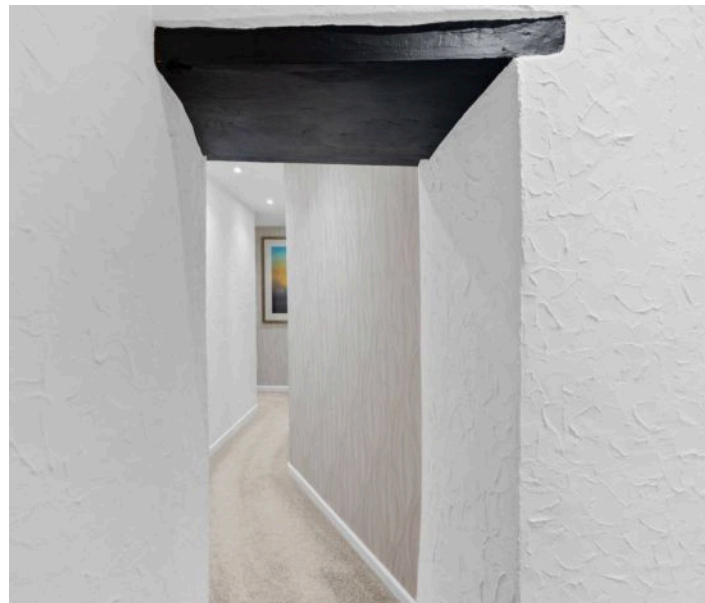


dressing area and windows to both the front and rear. The remaining bedrooms offer excellent flexibility, including a room with built-in cabin bed, desk and wardrobes, and outlook towards the nearby brook. The family bathroom is fitted with a walk-in shower, freestanding bath and a vanity unit with inset wash basin.

Outside

The gardens are predominantly laid to lawn and bordered by mature trees and planting, creating a high degree of privacy. A stepping-stone path leads through the front garden to the house, and there is off-road parking, with access also provided to a garage (with light and power) via the nearby bridleway.

The rear garden is accessed via a five-bar gate from Bath Road and feels notably enclosed and sheltered. Two outbuildings add further practical space and future potential: a larger detached garage with surrounding storage yard, and a separate outbuilding with water and electricity that could lend itself to use as a studio or home office, subject to any necessary consents.



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Location

Upper Langford offers nearby 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. (All distances/times approx.)



Approximate Gross Internal Area 210.2 sq m / 2262 sq ft
 Garages 37.5 sq m / 404 sq ft
 Studio 10.6 sq m / 114 sq ft
 Total Area 258.3 sq m / 2780 sq ft



These floorplans are provided for guidance only and are not to scale. All measurements are approximate. Fixtures, fittings, and layout may differ. No responsibility is taken for any errors or omissions. Purchasers should rely on their own inspections and verification.

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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.