



STABLE COTTAGE

Langford, North Somerset, BS40 5EX

DJ&P
DAVID JAMES & PARTNERS

RESIDENTIAL

STABLE COTTAGE

Wood Lane, Langford, North Somerset
BS40 5EX

A gem of a property with an easy commute to the motorway network and Bristol city centre. For sale as a whole or in 3 lots.

- **AS A WHOLE**
Detached house, yard, stables, manège with 21 acres £860,000
 - **LOT 1**
Detached house, yard, stables, manège with 9.08 acres £760,000
 - **LOT 2**
1.098 acre paddock £20,000
 - **LOT 3**
10.933 acres with river frontage £80,000
-
- Equestrian Property
 - Four Bedroom detached house
 - Stable yard for 13
 - Floodlit Manège
 - In all 21 acres
 - Easy commuting access
 - EPC Rating: D

Barley Wood Stables, Long Lane, Wrington
North Somerset, BS40 5SA
wrington@djandp.co.uk
Tel 01934 864300
www.djandp.co.uk

DESCRIPTION

A super equestrian property complete with 21 acres, a modern well presented, four bedroom detached house, a light spacious yard with stabling for 13 horses and an all-weather, floodlit 60x40 manège.

This rare property is located via a no through lane, just 1.5 miles from the A38 and 13 miles south of Bristol.

SITUATION

Stable Cottage is located via a no through lane on the outskirts of Langford. About 1.5 miles from the A38 and a similar distance from the A370. It is rare to find a rural property with such excellent links to the M5, Yatton mainline Train Station and Bristol Airport whilst maintaining a high degree of privacy.

The areas of Langford, Churchill and Congresbury are popular commuter villages situated in the beautiful North Somerset Countryside. They offer a range of village facilities which include shops, libraries, pubs, churches, modern sports centre with swimming pool. Primary and Secondary schools, both state and private, are well catered for with the ever popular Churchill Community Foundation School and Sidcot School.

ACCOMMODATION

The House

Stable Cottage, is a delightful detached four bedroom home. Facing due south and modernised to a high standard by the current owners.

An impressive, bespoke, oak framed porch leads into a spacious entrance hall, and a large farmhouse kitchen. Another door leads to a large utility room and onto boot room / cloakroom with underfloor heating and drying rail.

The south facing farmhouse kitchen is the heart of this home, featuring a light modern fitted kitchen with shaker style units, NEFF double electric ovens, LPG gas hob, integral fridge/freezer and dishwasher. There is also a dresser, comfy seating area with patio doors opening into a rear courtyard garden. The front aspect windows offer stunning views out to the Mendip Hills.

From the kitchen is a door leading to the sitting room and under stair storage cupboard. This room also has patio doors leading to the courtyard garden.



On the first floor are four double bedrooms and two bathrooms with high power showers.

The property benefits from oil fired central heating renewed 5 years ago.

There is an integral toilet with hand basin accessed externally from the property which also houses the boiler unit.

To the front of the house is ample parking for several vehicles and to the rear a courtyard garden.



Stable Yard

Beside the house is a pair of five bar gates leading into the large yard and stables in a "L" formation. The thirteen stables measure 12'x12', each light and airy leading onto a concrete apron. All are provided with canopies and electric light. There are 2 standpipes for mains water, with mains electricity available internally and externally to the large tack and feed rooms. There is also a rug room and gated corral.

A driveway leads from the first yard into second yard which has ample room for lorries, horse trailers and horse boxes. From here is the entrance to the Floodlit Arena.

Within this yard you will also find the double fronted Hay Barn, three timber outbuildings together with a PortaLoo type toilet. This has a mains water sink / cistern and ceramic bowl permanently connected to the septic tank. A five bar galvanised steel gate leads to the fields.



The Land

The 9 acres of fields are good pasture and provided with troughs. They are gently sloping which ensures good drainage and have nice flat parts that the current owners have used for show jumping and dressage arenas in the summer. These paddocks are split into two fields, with the far field used for cross country training. There is a 5 bar gated access to another track (disused railway line) that has an extra access leading onto Iwood Lane.



The 9 acre fields lead past the 1 acre paddock using the track and beyond into the 'summer grazing'. This land comprises of six fields with water troughs and a river Yeo frontage to the North, amounting to 10.93 acres currently fenced off into 6 individual fields.

The outriding is excellent with access to bridle paths and tracks direct from the farm with no road to access them

VIEWING

Strictly by appointment with the Agents: David James & Partners Ltd Tel: 01934 864300

LOCAL AUTHORITY North Somerset Council

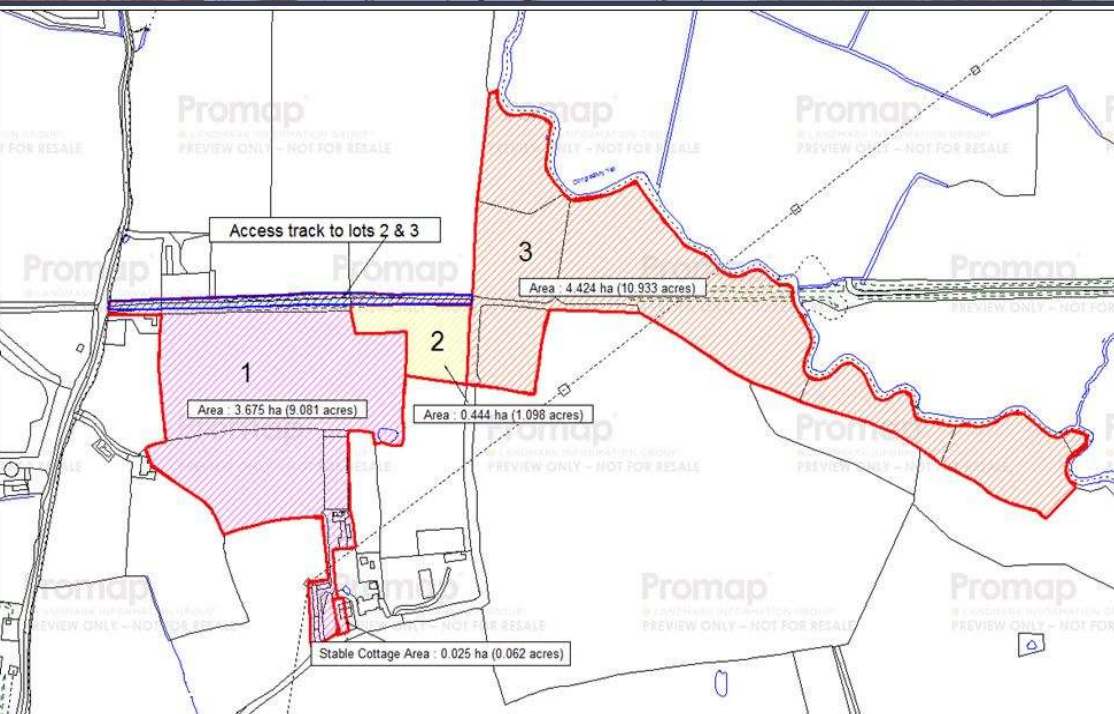
REFERENCE 25470/260318

PLANS AND PARTICULARS

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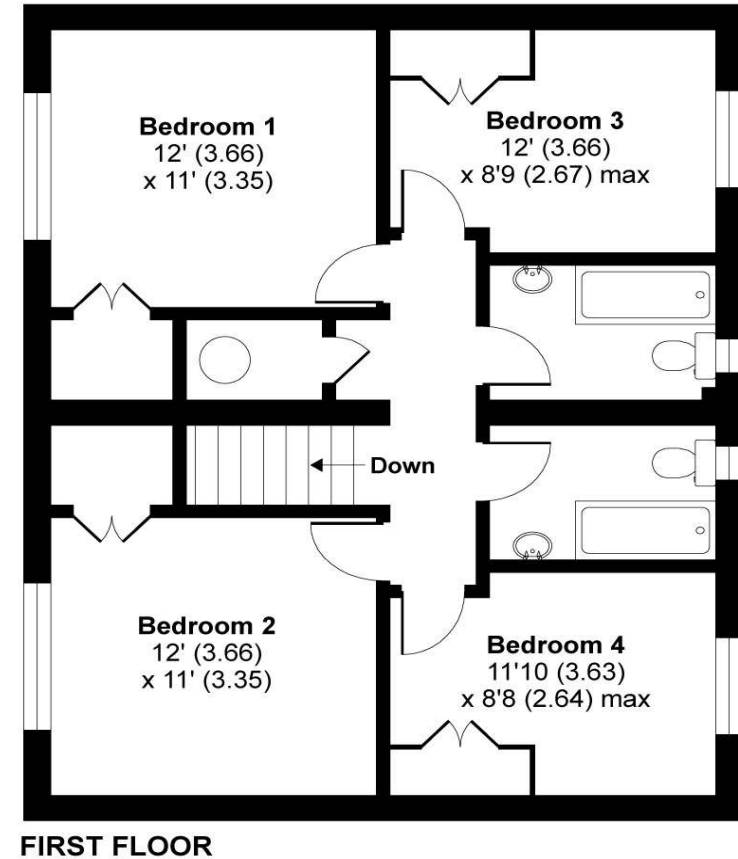
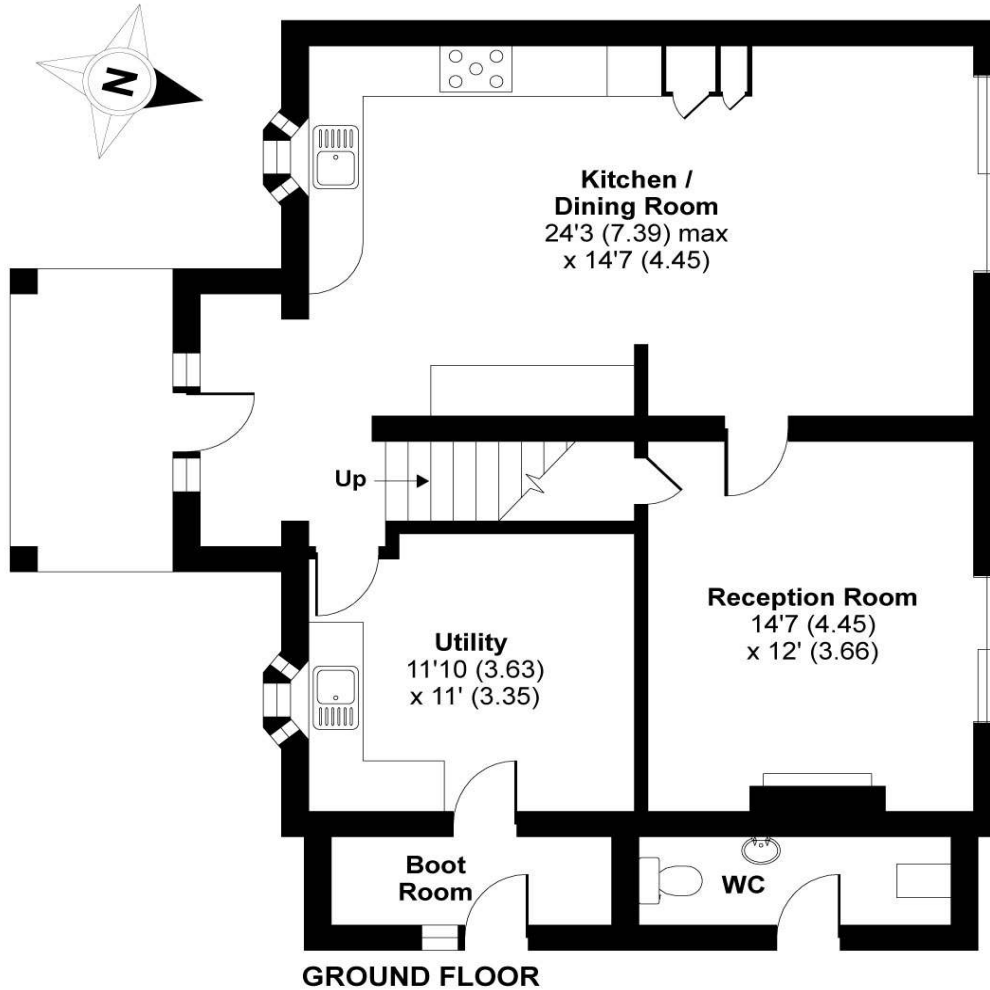
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Stock Lane, Langford, Bristol, BS40

APPROX. GROSS INTERNAL FLOOR AREA 1576 SQ FT 146.4 SQ METRES (EXCLUDES WC)



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