



Wyndhurst Cottage, Langford Road, Langford, North Somerset, BS40 5HY



DAVID PLAISTER

PROPERTY AGENTS • SALES & LETTINGS • AUCTIONEERS

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£540,000

Wyndhurst Cottage is excellently positioned in the sought-after village of Langford and offers a beautiful five-bedroom semi-detached home with flexible accommodation and charming features. The freehold property is well-presented throughout with a recently refurbished kitchen and is currently posed to include five bedrooms, however it could suit a variety of arrangements as required. Externally, the property boasts a private driveway area and wonderful surrounding gardens mostly laid to lawn with various mature trees, shrubs and hedging, a fantastic vegetable garden complete with greenhouse, timber shed and a stone built log store. On approach to the property itself, a slab patio leads to a timber framed entrance door into an inviting hallway which sets the tone for this impressive residence. The ground floor accommodation comprises a kitchen which presents an excellent 'hub of the home' with a breakfast bar and a super part-vaulted ceiling and mezzanine feature, an impressive open plan living/dining room with a wood burning stove and fantastic bi-folding doors leading out onto the garden, a bathroom, shower room, bedroom four/study and bedroom five/sitting room. Stairs rise to the first floor accommodation which includes three bedrooms with characterful features and pleasant outlooks. The greatly desirable village of Langford is excellently positioned in North Somerset, surrounded by beautiful countryside. Langford is located on the Western Edge of the Mendip Hills and was initially a village built around the estate of Sidney Hill who was the original inhabitant of the village. The estate is now the Bristol Veterinary School of the University of Bristol. Local facilities include a public house, hairdresser, supermarket and doctors surgery, with a more comprehensive range of facilities found at the nearby villages of Wrington, Winscombe and Churchill. There is excellent schooling nearby, with Churchill Academy and Sixth Form (www.churchill-academy.org/) and Churchill Primary School (www.churchillprimarieschool.co.uk/). Being surrounded by beautiful open countryside is an attractive feature of the area, with an abundance of countryside walks and various outdoor activities for the family to enjoy. The area is also very attractive for the commuter, with transport links to Bristol and beyond via the A38, M5 Junction 21 and Yatton Train Station.

- A substantial and charming five bedroom, semi-detached, freehold property
- Private driveway area providing valuable off-street parking
- Well-presented throughout with a recently refurbished kitchen
- Wonderful private surrounding gardens and a timber built store/workshop shed
- Within reach of excellent transport links to Bristol and beyond via the A38, M5 Junction 21 and nearby Yatton Train Station
- Situated in the desirable village of Langford, within reach of various local amenities and excellent schooling
- EPC Rating D66, Council Tax Band E





Accommodation

Entrance

On approach, the property has a slab patio area, leading to a timber framed double glazed entrance door into hallway.

Hallway

Wood effect vinyl flooring, roof access hatch, opening to kitchen/breakfast room, door to shower room, ceiling spotlights.

Shower Room

Wood effect flooring to match, low level W/C, wash hand basin and pedestal, enclosed mains fed shower with tiled walls, electric heater, UPVC double glazed window, extraction fan, ceiling spotlights.

Kitchen

An impressive hub of the home with tiled flooring, a range of wall and floor units with hardwood worktops and tiled splashbacks over, breakfast bar feature, a super part-vaulted ceiling and mezzanine feature with a timber framed skylight window, five-burner 'Rangemaster' gas hob with extraction hood over, eye-level oven and grill, inset one and a half bowl composite sink and drainer, UPVC double glazed window, door to main living area and door to bathroom, space and plumbing for appliances, integrated fridge freezer and dishwasher, ceiling spotlights.

Living/Dining Room

A remarkable open plan main living/dining area. The dining area is laid to stone tiled flooring with a wood burning stove and decorative timber mantle feature, door to bedroom four, stairs rising to first floor landing, useful under stairs storage cupboard, wall and ceiling lights. The living area has wood effect laminate flooring, a superb, vaulted ceiling feature with an aluminium double glazed bi-folding door onto garden, a skylight double glazed window, radiator, ceiling spotlights, ceiling light.

Bathroom

Tiled flooring and part tiled walls, low level W/C, wash hand basin and pedestal, enclosed mains fed shower, panelled bath, UPVC double glazed fixed window and opening window, extraction fan, heated towel rail, ceiling spotlights.

Bedroom Four/Study

Stone tiled flooring, UPVC double glazed window, radiator, ceiling light.

Bedroom Five/Sitting Room

Wood effect laminate flooring, exposed stone feature, UPVC double glazed window, electric heater, ceiling light.

Stairs with Timber Balustrade Rising from Living Room Area to First Floor Landing

First Floor Landing

UPVC double glazed fixed window, part sloping ceiling with timber beam features, doors to first floor rooms, ceiling light.



Bedroom One

A super double bedroom with UPVC double glazed window offering pleasant views over the neighbouring farmyard and fields, decorative fireplace, opening to eaves storage area currently used as a home office, fitted wardrobes, radiator, exposed timber beam features, roof access hatch, ceiling spotlights, ceiling light.

Bedroom Two

Part sloping ceilings, timber framed double glazed skylight window, built-in storage cupboards, radiator, exposed timber beam features, ceiling light.

Bedroom Three

Decorative fireplace, UPVC double glazed window, fitted wardrobes and storage, radiator, spotlight track.

Outside

Driveway/Parking

On approach to the property, there is a concrete driveway which is owned by Wyndhurst Farm and serves the current working farm.

Please Note

There is a right of access granted over this driveway, leading to a privately owned area laid to concrete providing private off street parking.

Gardens

Surrounding gardens mostly laid to lawn with various mature trees, shrubs and hedging, a fantastic vegetable garden area complete with greenhouse, timber shed and a stone built log store.

Timber Shed

A fantastic timber shed and covered car port style area.

Tenure

Freehold.

Services

Mains electricity, gas and water.

Please Note

The property is served by a private drainage system (septic tank), which is located on the property but is also shared with the attached property.

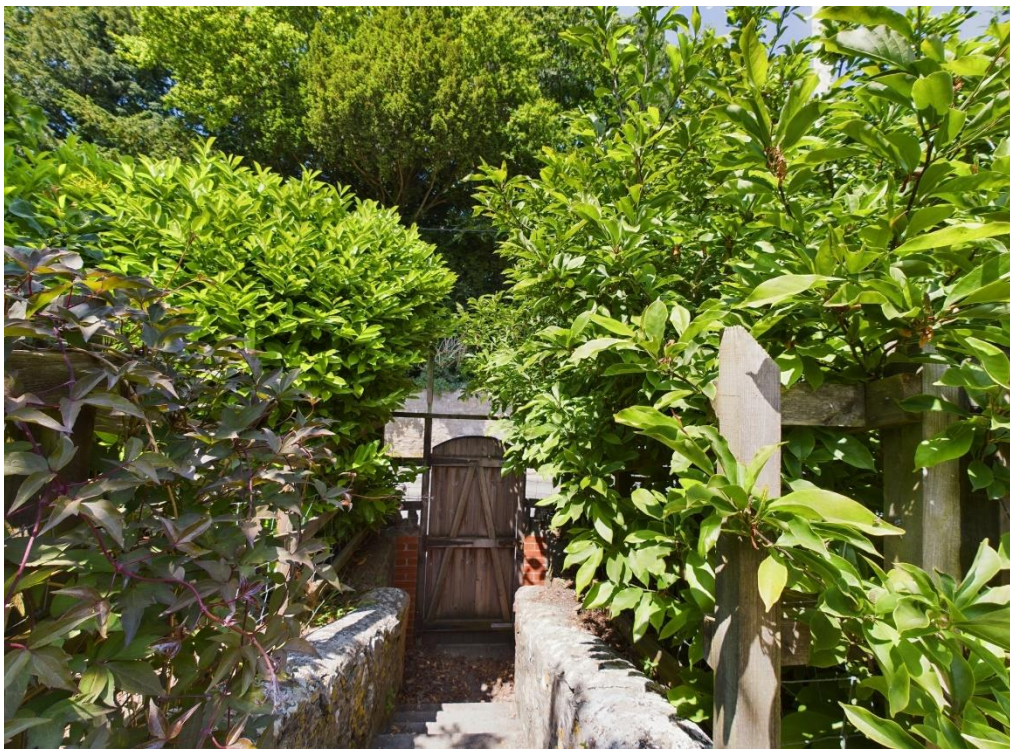










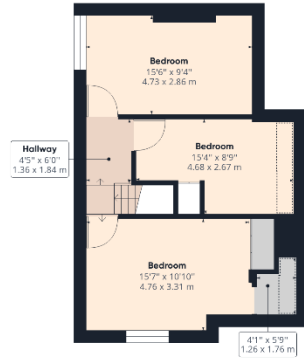








Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾

1690.37 ft²
157.04 m²

Reduced headroom

23.71 ft²
2.20 m²

(1) Excluding balconies and terraces

(2) Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B		
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order.

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