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Langford  
Bristol BS40

 Peter Greateorex



A charming period four/five  
bedroomed detached home

offers in excess of  
£1,100,000

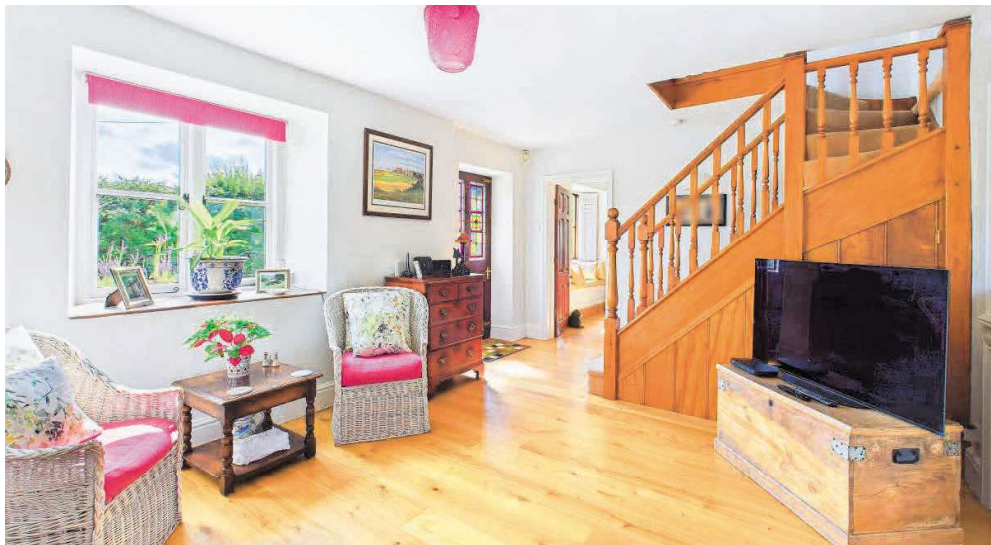


## Overview

Rose Cottage is a charming period four/five bedroomed detached home.

Set within an acre of beautifully maintained, level gardens, it offers a rare combination of space, privacy, and convenience. Situated in a popular location with excellent access to local amenities and the City of Bristol, this characterful property features generous off-road parking and stabling, currently used as storage. The light and airy interior offers spacious accommodation throughout, including a beautifully fitted kitchen, a large and inviting living room, and a stunning all-year round garden room that enjoys a delightful outlook over the garden. Rose Cottage has retained a wealth of period features including beams, deep sills and attractive fireplaces. It provides flexible living space ideal for families or those seeking room to grow, all within a peaceful and well-connected setting.





Dating back to the early 19th century, this distinctive detached home sits peacefully on a quiet country lane, yet remains well-connected to Bristol and a range of local amenities. Owned and carefully maintained by the same family for nearly 50 years, the property has been thoughtfully extended over time, including an extended kitchen (updated 4 years ago) and the addition of a striking garden room at the rear with views across the grounds.

A stained-glass front door opens into a warm and inviting hallway, often used as a cosy sitting area, featuring a stone fireplace with a gas stove. Just off the hall is a characterful ground floor bathroom, complete with a freestanding Victorian bath, practical storage, and an airing cupboard housing the hot water tank and water softener.

From the hallway, oak flooring continues into an expansive triple-aspect sitting room with exposed beams and a large Inglenook-style fireplace that forms the heart of the space. To the rear, a walk-through study with glazed alcove and storage connects to the garden room, which has been upgraded with an insulated solid roof for year-round enjoyment. French doors lead out to a sunny terrace and beautifully maintained rear gardens.





## With light and airy interiors

The kitchen is a generous and sociable hub of the home, with well-equipped with, gas fired Aga, AEG induction hob, electric oven, twin Belfast sink, Miele dishwasher, and an American-style fridge/freezer. Additional features include a larder cupboard, an adjoining snug or fifth bedroom, and a large rear boot room ideal for outdoor gear. This leads into a dedicated utility space with laundry appliances and a Worcester gas boiler. A small study completes the accommodation on the ground floor.

Upstairs, at the rear are four comfortable double bedrooms and a contemporary family bathroom with underfloor heating. The principal bedroom benefits from a walk-through dressing area and a contemporary style en suite wet room with high-quality fittings.

## Outside

A five-bar gate opens to a paved driveway with ample parking, a full-length covered barn, and original stone-built stables. Formerly used as five loose boxes, the stables now offer excellent storage and workshop space, with potential for conversion to ancillary accommodation, subject to planning. A second barn could be converted to garaging for two or three vehicles

The grounds are a particular highlight, with level lawns, mature trees and flower borders, a pond with fountain, and a paddock bordered by farmland. Beyond the apple trees, part of the adjoining land has been dedicated as an ecological woodland, which is now thriving. The gardens enjoy uninterrupted views of a wooded hillside and back onto an Area of Outstanding Natural Beauty, offering a truly peaceful and picturesque setting

### KEY FACTS

- Detached period home in an acre of well-maintained gardens
- Tastefully modernised with light and airy interiors
- Lovely large family kitchen with separate utility
- Ground floor bathroom, sitting room/playroom/bedroom five
- Reception hall, garden room, boot room and study
- Four first floor bedrooms, two bathrooms
- Delightful outlook over the grounds
- Ample off-road parking
- Stables and outbuildings with scope for alteration



Floorplan



These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Peter Greateorex Unique Homes have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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





## Key Facts

- Mains gas
- Mains electricity and water
- Council: North Somerset, Band G
- Private drainage - Septic tank
- EPC rating D





## Location

Says Lane enjoys a peaceful, rural setting just off the A38, offering an ideal balance between countryside tranquillity and urban convenience. The property is located less than half a mile from a local supermarket, making day-to-day essentials easily accessible. Nearby villages such as Congresbury and Winscombe provide a more comprehensive range of shops, cafés, and services, contributing to the area's strong sense of community.

Families are well catered for, with Churchill Church of England Primary School located within close proximity. The property also falls within the catchment area of the highly regarded Churchill Academy and Sixth Form, which benefits from an additional community sports centre. Healthcare needs are met by a large GP surgery nearby, enhancing the practicality of rural living.

Commuters will find Rose Cottage perfectly positioned, with Bristol and Weston-super-Mare both within 15 miles and easily accessible by car or regular local bus services. The M5 motorway can be reached via Junction 21 at St Georges, while the M32 and M4 provide straightforward routes to London and beyond. Bristol Airport is also within easy reach, ideal for frequent travellers.



For more information please  
get in touch with our team

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