



Langford Place
Lower Langford, North Somerset, BS40 5BT

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LANGFORD PLACE, LOWER LANGFORD, NORTH SOMERSET, BS40 5BT

A beautifully maintained, magnificent Grade II listed Regency attached country residence full of period detailing with 5 double bedrooms, 4 reception rooms, garaging with separate accommodation above (annexe potential SSTP) and wonderful gardens nestled in a conservation area in the popular North Somerset village of Lower Langford

APPROX 3,685 SQ FT OF FLEXIBLE ACCOMMODATION • 4 RECEPTION ROOMS • 5 DOUBLE BEDROOMS • 3 BATHROOMS (2 EN-SUITE) • IMMACULATEDLY PRESENTED THROUGHOUT • INDEPENDENT GARAGE WITH STUDIO ABOVE (ANNEXE POTENTIAL STPP) • STUNNING MATURE SOUTH FACING GARDENS • FAR REACHING RURAL VIEWS TO MENDIP HILLS • VILLAGE LOCATION • YATTON STATION WITHIN 5.5 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 4.5 MILES • ACCESS TO M5 WITHIN 8.8 MILES AT JCT 21 ST GEORGE’S (ALL DISTANCES APPROX.)

Langford Place, a quintessential Regency country home is approached via a sweeping driveway which immediately gives a sense of the elegant residence that lies ahead. Opening out, it reveals a handsome frontage with a symmetrical, neoclassical façade and gorgeous portico entwined with wisteria lending a welcoming country feel.

Craftsmanship and character is evident throughout the property; with exquisite roundel detailing on the woodwork and cabinetry, sash windows, shutters, panelling, detailed cornicing and architraves. All these features are seamlessly blended with modern bespoke joinery and fittings to create spacious rooms that are gracious but still enjoy all the comforts of modern living.

Complementing the house is a magnificent, private garden which is laid out to create 3 separate areas. Ranging from the formal, to a delightful tucked away terrace with pond, each is thoughtfully designed to enjoy many aspects of the grounds and capture the sun or shade as you wish.

An impressive, pillared entrance leads straight into the inviting reception hall with solid oak flooring. To the right is the dining room. Flooded with light from sash windows with attractive views to the front garden, this large room also has a stone open fireplace and charming window seat.





To the right is the drawing room. With a triple bay window – which cleverly converts to doors to the pretty garden terrace beyond and marble fireplace this is a lovely elegant, yet inviting room.

Returning to the hallway, to the left is the breakfast/sitting room with fitted cupboards and shelves and views to the garden. A beautiful timber and granite fireplace with Jetmaster fire offers a cosy space for winters evenings. An archway leads to the professional style kitchen hand built by Neptune. With metro tiling, a black limestone floor, honed granite worktops, a Mercury gas/electric range and a feature solid beech block it also incorporates quality appliances such as a double dishwasher and Fisher & Paykel french door fridge freezer. To the rear is a door to the smart back lobby offering additional storage, work surface space and a cupboard for a washing machine and dryer. This space is completed with a downstairs w.c.

An impressive staircase sweeps up to a capacious first floor landing.

With a bay window overlooking the garden and far reaching rural views to the Mendip Hills beyond, the light and airy primary bedroom is accessed through a dressing area with lots of storage. It also has a beautifully fitted en-suite shower room, again with ample storage. There are 3 further spacious double bedrooms, all well appointed, with bespoke fitted wardrobes and one with en-suite. A family bathroom with free standing roll top bath, panelling and somerset oak floors completes the accommodation on this floor.

A further two large rooms are found on the second floor. These are currently arranged as a bedroom and a study/hobby room.

The final secret of Langford Place is its cellar. Tucked neatly behind an inauspicious door in the entrance hallway stairs lead to over 500 sq ft of additional storage space.

Outbuilding - a pretty detached garage has a studio above with dual aspect rural views and a fabulous, beamed ceiling. It would make the perfect space for teenagers or an office to work from home.





Outside – the private large front lawn is framed by vibrant borders planted with a mixture of herbaceous plants, shrubs and trees including a magnolia and flowering cherry. To the right hand side is a small wooded area – ideal as a play space/den and an archway through a yew hedge to a more formal area of gardens landscaped in a style more reminiscent of the period of the property. Behind here is a useful utility area with woodstore, compost bins and large garden shed. The third area of garden has a pond, is walled and paved providing the perfect spot for entertaining or al fresco dining. To the side of it is driveway parking for multiple cars.

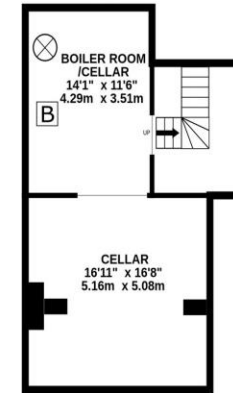
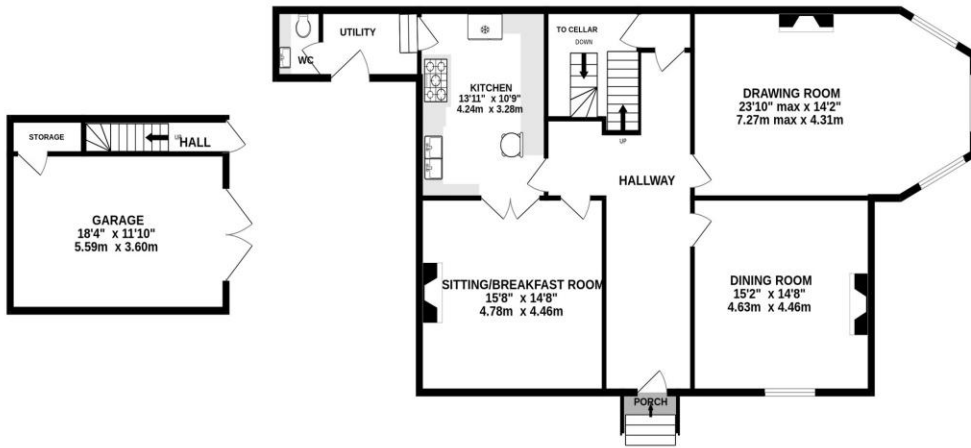
Location - The popular and convenient village of Langford offers a popular public house, local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Wrington. There is a large, modern medical practice in the village and a handy petrol station and supermarket close by. Primary schooling is available in the village and secondary schooling are situated in Churchill, Sidcot and Wells. Bristol International Airport is within 4.5 miles, access to the M5 within 8.8 miles (Jct 22 St George's) and mainline railway services within 5.1 miles at Yatton – Paddington from 114 mins and central Bristol 12.2 miles (all approx.). The surrounding countryside around offers many activities including riding, sailing, fishing and several golf courses and there are wonderful walks nearby in the Mendip Hills, an Area of Outstanding Natural Beauty.



GROUND FLOOR
1245 sq.ft. (115.7 sq.m.) approx.

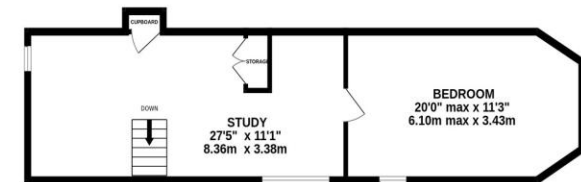
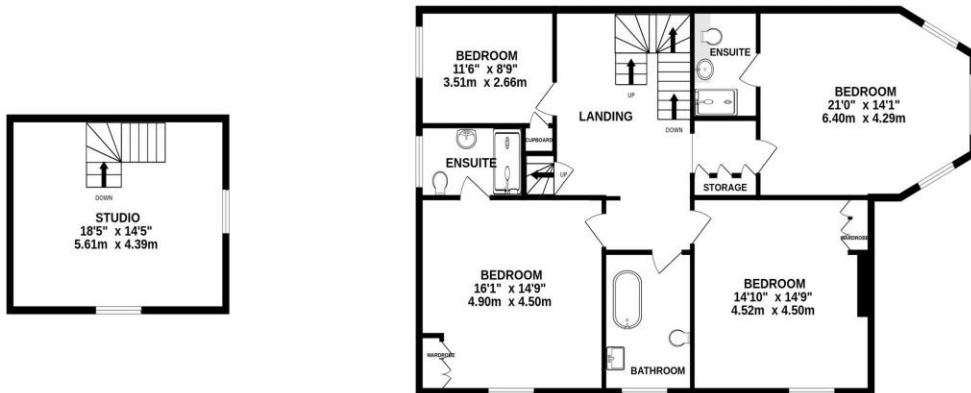


BASEMENT
451 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
1466 sq.ft. (136.2 sq.m.) approx.

2ND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 3685 sq.ft. (342.4 sq.m.) approx.

Important Notice:

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property

DIRECTIONS – From our office take the B3133 for approx. 2.5 miles, along the High Street through Congresbury, which becomes Brinsea Road and then Stock Lane. At the roundabout take the first exit onto Langford Road and continue along through the village about 0.5 miles and Langford Place will be on your left just after Saxon Street.

SERVICES – All mains services

EPC RATING - E

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND - C £1822.94 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



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