





# Wyndhurst Cottage, Langford Road

Langford, Bristol

Wyndhurst Cottage is a charming five bedroom semi detached home within the grounds of Wyndhurst Farm. It offers generous and flexible living space with a modern kitchen and a bright living and dining room. With private parking, a peaceful village setting, and strong links to Bristol this is an ideal home for family life.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: D

Mains Electric and Gas. Private Drainage  
(Maintained by Bristol University)

- Approx. 1636 sq.ft accommodation
- Spacious five bedroom semi detached house
- Modern kitchen/breakfast room
- Large open plan living/dining room with log burning stove and garden access
- Private driveway offering valuable off street parking
- Attractive gardens with mature planting and vegetable patches
- Timber store and traditional stone built log store
- Flexible ground floor layout
- Located in the popular village of Langford with convenient access to local amenities
- Excellent travel links to Bristol and surrounding areas via the A38 the M5 at Junction 21 and Yatton Train Station











## Wyndhurst Cottage Langford Road

Langford, Bristol

Wyndhurst Cottage enjoys a lovely position in the sought after village of Langford and provides a generous family home that blends comfort character and modern living. The property offers five bedrooms arranged to suit a range of needs with a layout that works equally well for family life home working or guest accommodation.

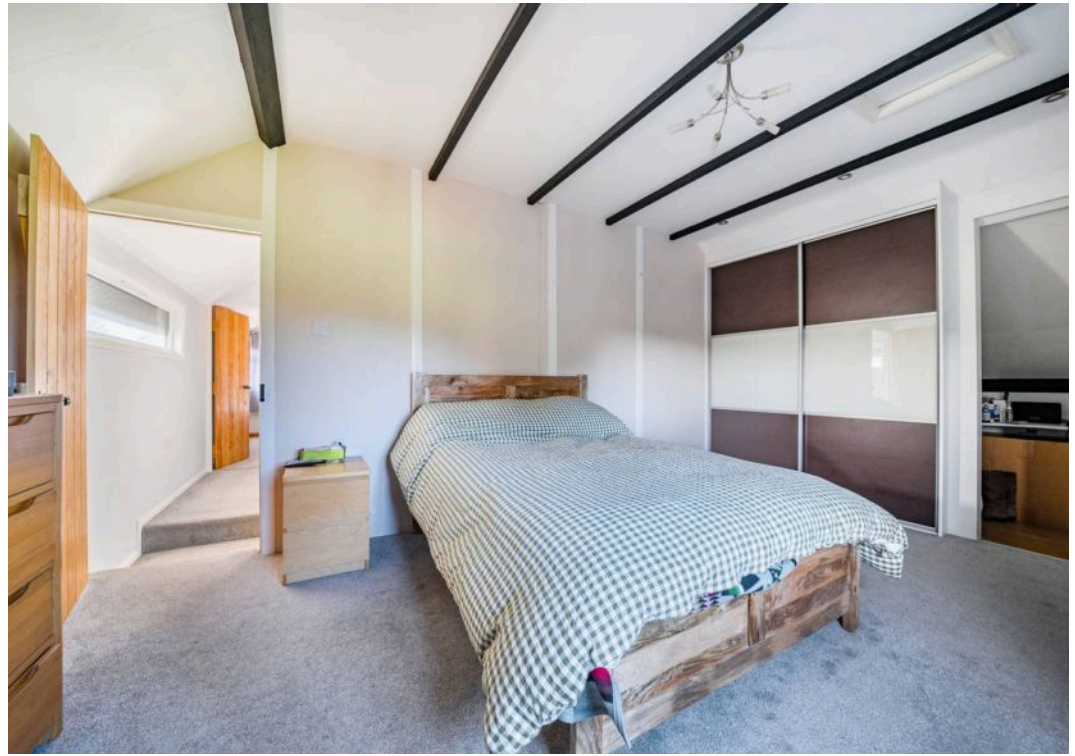
A private driveway sits at the side of the house and offers off street parking. The gardens are a particular feature with an appealing mix of mature trees shrubs and planting that create a calm and private setting. A dedicated vegetable garden sits to one side complete with greenhouse a timber workshop and a traditional stone built log store.

A paved path leads to the main entrance where a welcoming hallway introduces the warm and inviting feel of the home. To the right is a family bathroom and the left a modern kitchen/utility room with 5 ring gas hob, double oven, integrated fridge freezer and space for a washing machine and tumble dryer. There is also a convenient breakfast area. Another family bathroom with bath and separate shower is accessed from the kitchen.

The generous living/dining room sits to the rear of the house and provides an excellent social space. A log burner creates a cosy focal point in the colder months while wide bifold doors open to the gardens during the summer and fill the room with natural light. The ground floor also includes two additional rooms that can act as bedrooms, office space, or additional reception rooms.

The first floor provides three further bedrooms each with its own charm, practical storage options, and pleasing views across the gardens and surrounding farm landscape.











## Outside

The gardens at Wyndhurst Cottage create a wonderful first impression and give the property a setting that is both open and full of character.

The main garden sits to the front of the house where a generous lawn stretches out beneath mature trees and soft planting. This area provides a peaceful outlook from the house and a welcoming approach for visitors. The garden has an array of vegetable patches and an original stone built shed to the rear. The garden continues around the side of the property, forming a natural wrap around space that offers several quieter corners ideal for seating or for children to explore. A smaller area to the rear adds a private place for outdoor dining and connects seamlessly through bifold doors to the living/dining room.

The overall feel is tranquil and gently rural, with established shrubs and trees that reflect the history of the farm setting. Whether you enjoy relaxed summer gatherings, time spent gardening or simply the pleasure of looking out across greenery, the gardens offer a lovely blend of openness and privacy that suits both family living and a slower country lifestyle.

## Location

Langford is a very popular North Somerset village bordered by attractive open countryside and known for its friendly community feel. Everyday amenities are available in the village including a pub a convenience store a hairdresser and a doctors surgery. Wider facilities can be found in nearby Wrington, Winscombe and Churchill. The area is well regarded for schooling including Churchill Academy and Churchill Primary School. Travel connections are excellent with easy access to Bristol the A38 the M5 and Yatton Train Station.



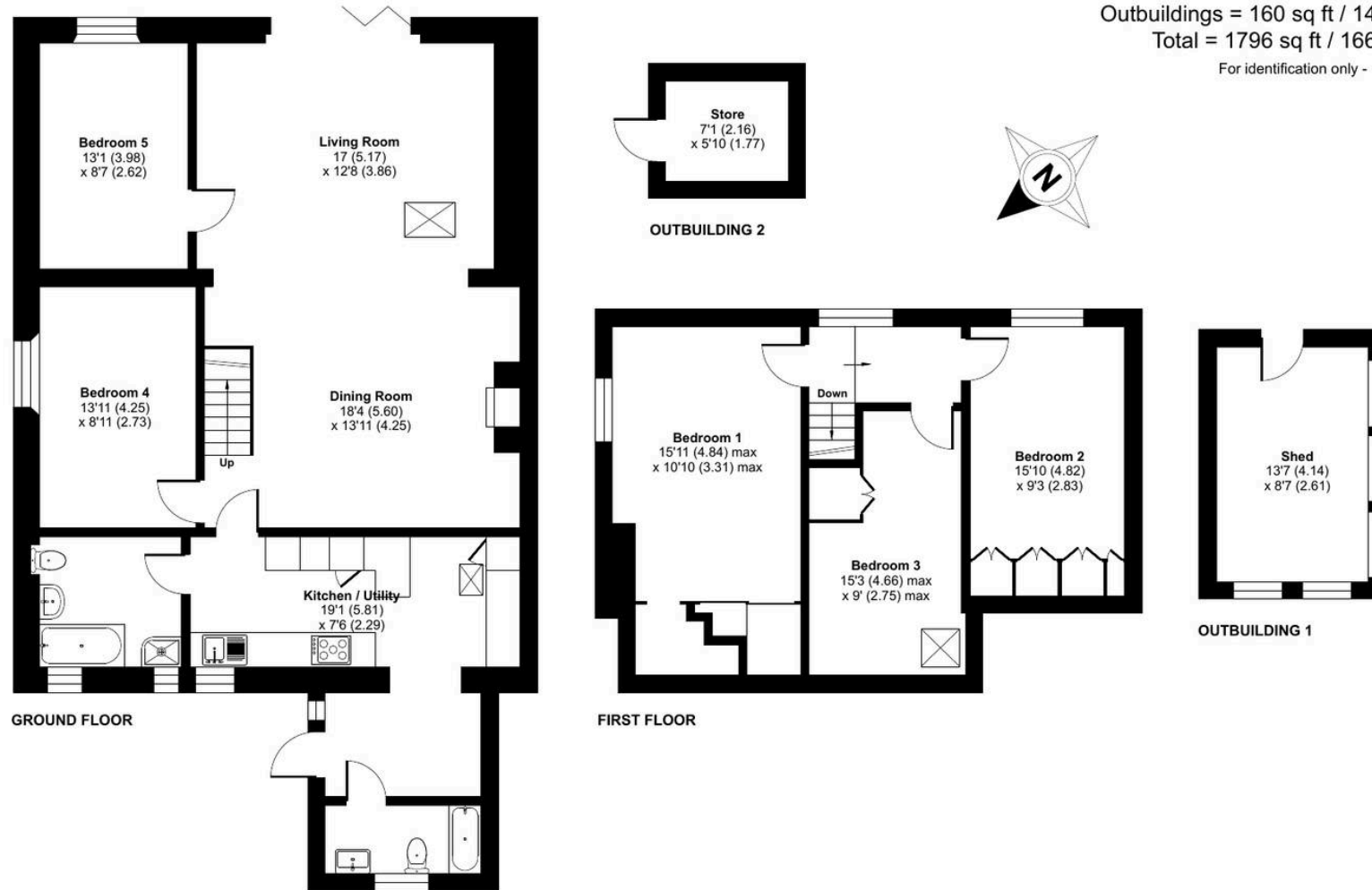
# Langford Road, Langford, Bristol, BS40

Approximate Area = 1636 sq ft / 151.9 sq m

Outbuildings = 160 sq ft / 14.8 sq m

Total = 1796 sq ft / 166.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Robin King LLP. REF: 1383880

## Robin King

Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG

01934 876226 • [post@robin-king.com](mailto:post@robin-king.com) • [www.robin-king.com/](http://www.robin-king.com/)

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.