

Elder Cottage, Bakers Lane, Langford, Bristol



ELDER
COTTAGE

A fabulous, extended 4 bedroom country home.

The Property

Elder cottage is a beautifully presented detached family home extended by our current vendors, with accommodation arranged over two floors.

A covered porch gives access to a warm and welcoming hallway. From here, a spectacular open plan kitchen, breakfast and dining area with galleried landing above, affords a bespoke kitchen with a range of integral appliances and fitted storage. The generous footprint is perfect to entertain, made cosy via a contemporary log burner, and overlooking the rear gardens which can be accessed via two sliding glazed doors.

At the front elevation, facing west, is a welcoming dual aspect sitting room with working fireplace.

Completing the accommodation at this level, a useful utility room and guest WC with additional store and utility room, which could with the necessary consents, be incorporated as an additional reception space.

From a gallery landing, the principal bedroom enjoys a sunny and rural outlook with integral storage and en-suite shower room with three further bedrooms and family bathroom each with a pleasant outlook.





Outside

The garden and grounds are almost entirely level, enjoying the sun throughout much of the day, blending lawn, patio and wild grass totalling in the region of an acre. There are useful garden stores and rolling countryside surrounding the plot.

Location

Langford is an immensely popular village location found southwest of Bristol with easy transport links via the A38 and M5 motorway. With the Mendip Hills close by, other amenities include a popular pub, church and Touts supermarket/petrol station. Local primary schools include Churchill, Wrington and Burlington Church of England schools with Churchill Academy and Blackwell school also close by.





Property information

Local Authority: North Somerset County Council

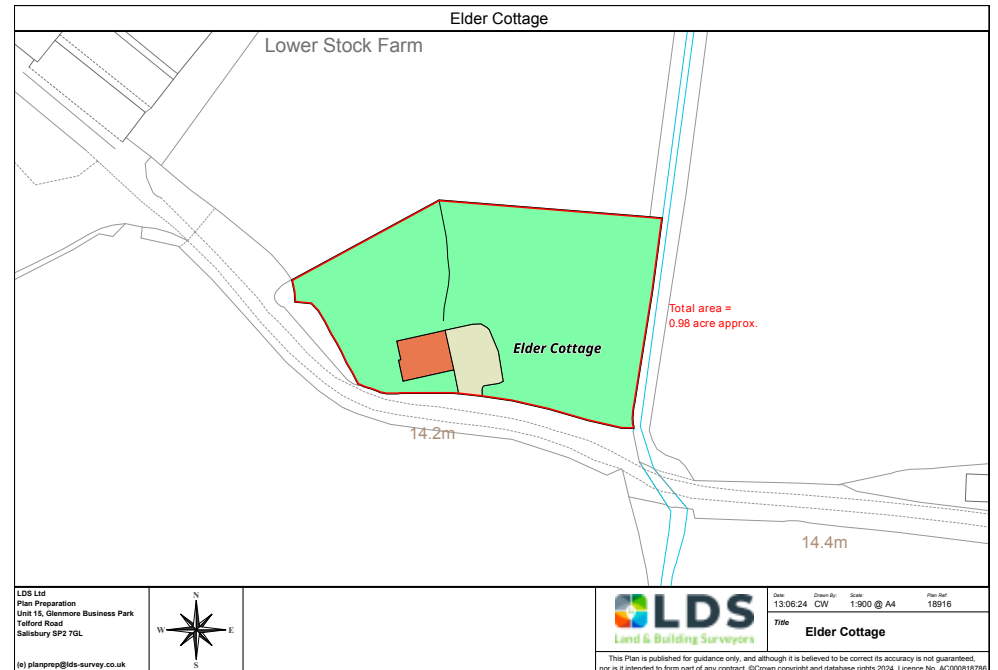
Tenure: Freehold

Council Tax Band: C

EPC: D

Guide Price: £895,000

Viewings: By appointment through sole selling agent Knight Frank



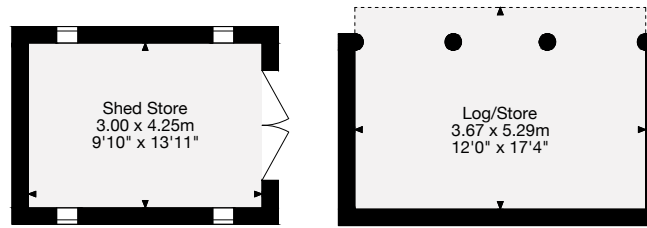
Approximate Gross Internal Floor Area

Main House = 198 sq m / 2,131 sq ft

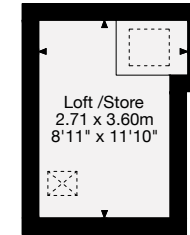
Outbuildings = 32 sq m / 344 sq ft

Total Area = 230 sq m / 2,475 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

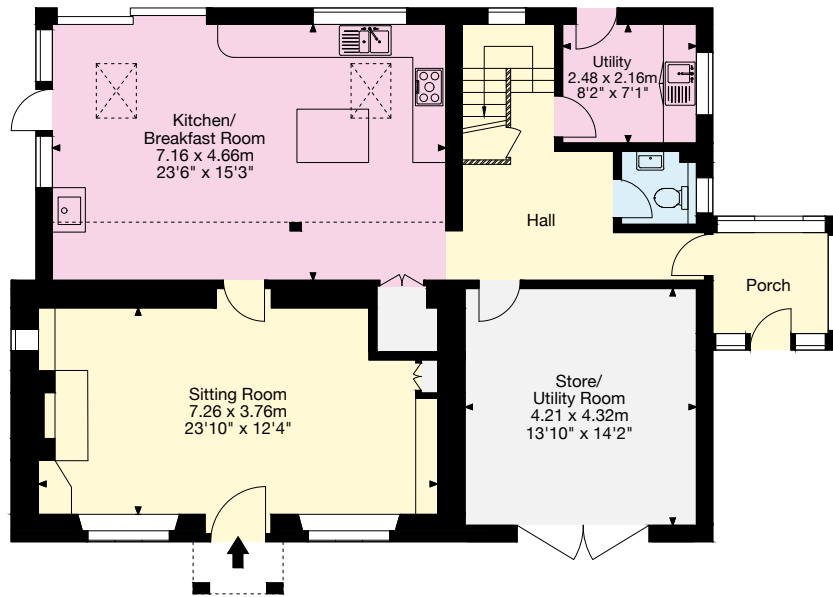


Outbuildings

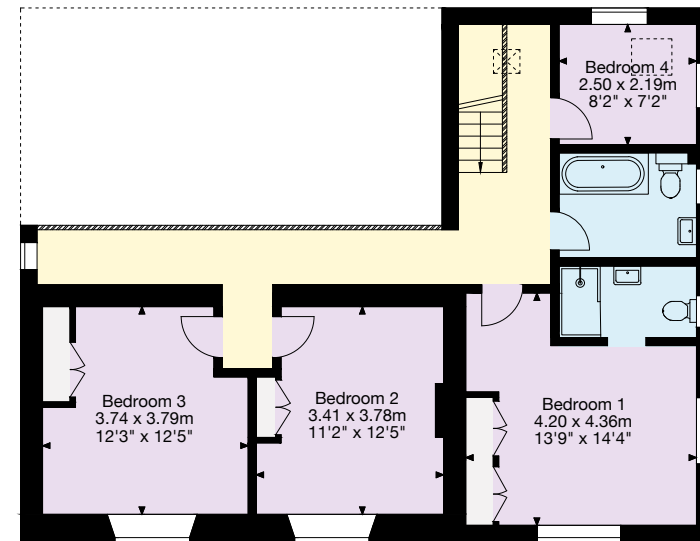


(Access by Ladder from Bedroom 4)

Second Floor



Ground Floor



First Floor

Knight Frank Bristol
1 The Mall
Clifton
BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more
Robin Engley
0117 317 1996
robin.engley@knightfrank.com



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.
Particulars dated [June 2024]. Photographs and videos dated [June 2024].
All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.