



debbie fortune  
ESTATE AGENTS



Y Stabl

Lower Langford



# Y Stabl, Lower Langford, Bristol

## BS40 5BL

### £995,000

- An outstanding architect designed detached home
- Beautiful edge of village position
- Impressive reception hallway with contemporary glass staircase and gantry
- Exceptional living room with vaulted ceiling and triple aspect
- Large well-appointed kitchen/dining/sitting room
- Four/five bedrooms, two stylish bathrooms

An outstanding five-bedroom architect designed detached home occupying a truly delightful edge of village position, offering refined and light filled accommodation, and an incredibly versatile footprint and stunning garden.

#### SITUATION

The highly favoured and convenient village of Langford is nestled in the beautiful North Somerset countryside. Local facilities include the supermarket and filling station a short distance away and the village itself has a popular public house and a hairdresser. The doctor's surgery for the local villages relocated to a brand new building in Pudding Pie Lane in 2014. A more comprehensive range of facilities is available at the nearby village of Wrington. There is a primary school at Churchill ([www.churchill-pri.n-somerset.sch.uk](http://www.churchill-pri.n-somerset.sch.uk)) and secondary schooling at Churchill Academy and Sixth Form Centre ([www.churchill.n-somerset.sch.uk](http://www.churchill.n-somerset.sch.uk)), which has recently been awarded 'Outstanding' by Ofsted and also benefits from a modern sports complex. The area around is renowned for its beauty and offers a range of country pursuits including sailing, fishing, dry skiing and sports facilities and for those interested in horse-riding a wide range of equestrian pursuits are available. Langford is within commuting distance of the City of Bristol and the seaside town of Weston-super-Mare and there is access to the motorway network at Clevedon (junction 20) and St. Georges (junction 21). There is an international airport at Lulsgate and access to a mainline railway station at Yatton.

#### DIRECTIONS

Travelling south on the A38 from Bristol, pass the airport and proceed down Redhill, pass the turning right to Wrington and Yew Tree Close. Take the next right at the staggered crossroads towards Langford. Pass Saxon Street on your right-hand side and continue into the village, Y Stabl is the first property on the right-hand side.



## DESCRIPTION

Y Stabl is a beautifully presented family home that has been skilfully constructed in recent years to create a highly individual house with an emphasis on space, with contemporary and stylish open plan living spaces, quality fixtures and fittings throughout, several outbuildings and beautifully tended gardens.

Y Stabl occupies a beautiful rural setting in what was originally the orchard for neighbouring Wistaria House, from the shared pea gravelled driveway a five-bar gate opens into a generous private drive with ample off-street parking that also leads to a single garage/workshop and additional outbuildings. The established front garden is bounded by a handsome stone wall with a neat level lawn which is interspersed with several mature fruit trees with well planted flower packed borders to the sides and a superb sunny orientation.

The property features a striking yet sympathetic modern façade with part rendered and part larch clad walls. An attractive lobby provides a handy space to decamp boots and cloaks before entering the magnificent reception hallway, this exceptional dual height room is showered in natural light from the near floor to ceiling windows and gives you a stunning first impression of the house. Towards the rear of the room a bespoke glass and steel staircase winds up to the first floor where a sleek glass gantry provides access to the first-floor rooms. To the rear of the hallway there are a pair of French doors that flow out to the rear garden and the room is further enhanced by a lovely oriental stone floor, and a well-appointed cloakroom.

To the left of the hallway, you will find a large open plan living/kitchen/diner, very much the social hub of the home there is a lovely cast iron woodburning stove with plenty of space for a family sized dining table and soft seating area. Within the kitchen area the ceiling is vaulted adding a great sense of space and volume, the kitchen is fitted with a substantial range of both wall mounted and floor base high gloss units, complemented by a contrasting stone countertop. There are quality integrated appliances, a wonderful central island unit with breakfast bar and a Upvc stable door leading to the garden. A generous utility room has additional kitchen units and plumbing for white goods as well as an internal access door to the garage.

On the ground floor are three of the properties four/five bedrooms, these include a stylish master bedroom with a well-appointed en-suite bathroom with a full white suite and shower, that also features French doors leading out to the garden. The two further bedrooms share use of a smart family bathroom. To the rear of the house and completing the ground floor accommodation is the exceptional living room with its dramatic vaulted ceiling and superb triple aspect, a truly impressive room it has wall a mounted feature fireplace, luxurious solid wood floor, quality fitted display cabinets, and an outstanding glass railed galleried area which overlooks it that is accessed from the first floor.

Sweeping up the glass and steel staircase to the first floor a spectacular glass gantry leads to two further rooms, the first an impressive mezzanine room that overlooks the living room and could be utilised as a home office, yoga studio or even a bedroom if desired, and to the opposite side a large 20' x 18' bedroom which has under eaves storage, a wooden floor and a great outlook over the garden towards the Mendip Hills.

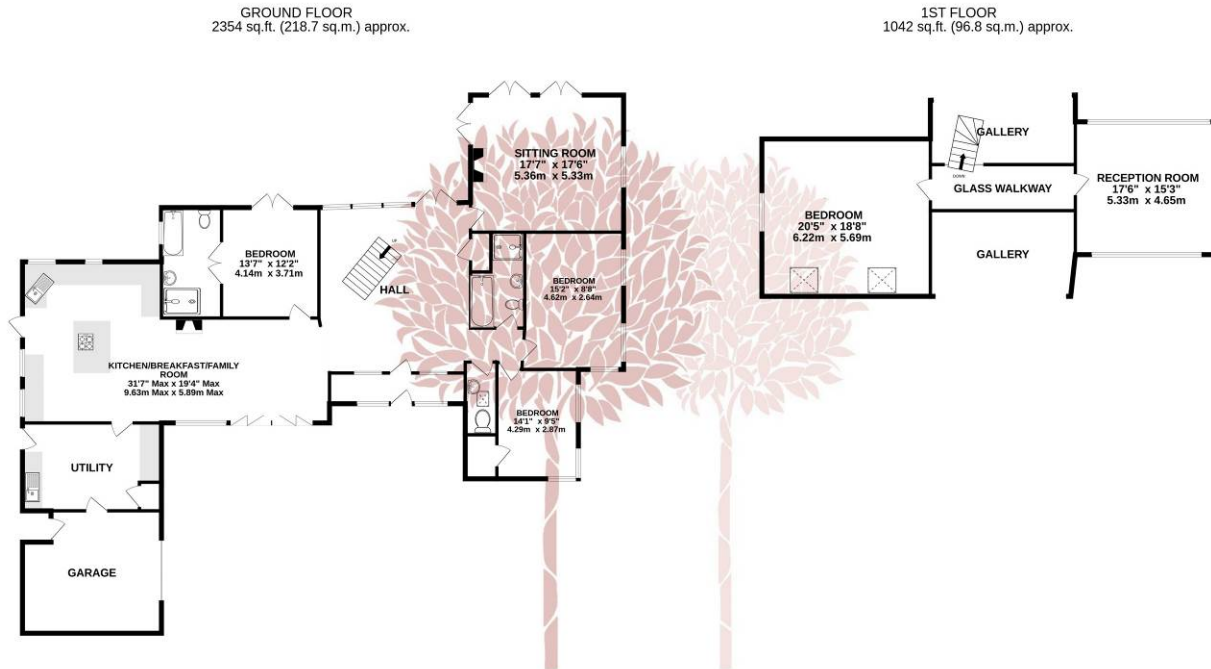
Outside, Y Stabl has a beautiful established garden which has been lovingly cultivated by our current owner, the large level lawn is bounded by low stone walls and post and rail fencing. The borders feature a plethora of small trees, bushes, and flowers as well as a number of fruit trees. There is a super Mediterranean inspired dining terrace for al fresco dining and a discrete vegetable garden for growing your own home produce.

To the front of the house there is a useful stone outbuilding, the aforementioned garage, which has an electric up and over door and further storage space.





## Floorplan



TOTAL FLOOR AREA: 3396 sq.ft. (315.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**We have noticed...** This contemporary masterpiece is an exceptional bespoke family home, with excellent proportions, beautiful features, and dramatic rooms that are flooded with natural light. The garden is divine and the position just magnificent. A truly wonderful home.

### PROPERTY INFORMATION

Tenure - Freehold  
Council tax band - G  
EPC rating - TBA

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