



**Blackmoor, Lower Langford**  
**£525,000**







**Bedrooms: 3**

**Bathrooms: 2**

**Receptions: 2**

Ruby Cottage is a beautifully balanced three-bedroom home, blending traditional character with modern comfort and style. Rarely available in such a central village setting, it has been thoughtfully updated and maintained to an excellent standard, creating a home that is both practical and inviting. Importantly, the property is offered with no onward chain, providing a seamless purchase for the next owner.

The property is approached via a traditional wooden porch, which sets the tone for the character and charm within. The integral porch provides a practical space for coats and boots before stepping into the main living areas. The kitchen is a particular highlight — bright, spacious and well-appointed, featuring oak flooring, integrated appliances, a stylish sink, and an abundance of high-quality wooden cabinetry. French doors open onto the private garden, allowing natural light to flood the space and creating a smooth indoor-outdoor flow.





Adjoining the kitchen through an open archway, the living room is both cosy and generously proportioned, with oak flooring continuing throughout, and a large log burner forming a central feature. The ground floor also includes a practical WC with built-in storage, which provides convenient access to the integral garage. The garage is spacious, with the boiler conveniently tucked away, and offers direct access to the driveway, providing off-road parking.

Upstairs, all three bedrooms are generous doubles, each offering a comfortable, airy feel. The main bedroom benefits from built-in storage and a well-appointed en-suite bathroom, complete with a shower over the bath, a sink, and WC. The remaining two bedrooms are spacious and feature characterful details that add charm and individuality. A family bathroom serves these rooms, thoughtfully designed with a large walk-in shower, WC, and vanity storage, providing both style and practicality for everyday living.

The garden is private, low-maintenance, and fully enclosed by mature planting and a stone wall, providing a peaceful outdoor space for relaxing or entertaining. A well-laid patio offers a perfect area for al fresco dining. At the front of the property, wisteria climbs the facade, adding a timeless cottage charm. The driveway provides additional off-road parking and complements the integral garage, making the exterior





**What we love about this property...** Ruby Cottage is a rare opportunity to own a truly charming home in a highly sought-after village. Its character, stylish updates, and thoughtful layout make it a very special property in a very special location.

**Situation:** The highly sought-after village of Lower Langford is set in the heart of North Somerset countryside, framed by the Mendip Hills. The village benefits from a strong sense of community and is close to the popular Langford Inn. Nearby villages, including Wrington, Churchill, and Langford, offer a range of amenities such as shops, pubs, doctors, and social facilities. Excellent schooling is available locally, with primary schools in Churchill and Wrington, and Churchill Academy and Sixth Form providing secondary education alongside a sports complex. Transport links are convenient, with Bristol just 13 miles away, Bath within easy reach, and a regular bus service from Langford to Bristol. The M5 can be accessed via Weston-super-Mare or Clevedon, connecting to the M32 and M4 for travel to London. Bristol International Airport is only 4.9 miles along the A38, while Yatton (approximately 5 miles) offers a mainline railway station with direct services to London Paddington. The surrounding countryside and the Mendip Hills Area of Outstanding Natural Beauty provide a wealth of leisure opportunities, including riding, sailing, fishing, walking, golf, and caving.

**Directions:** From the offices of Debbie Fortune Estate Agents in Congresbury, head towards Churchill along the A38. After passing through the traffic lights at Churchill, take the right-hand turn onto Langford Road. Continue through the village of Lower Langford, passing the university buildings on your right. Shortly after, turn left onto Blackmoor. Proceed a short distance up the lane and Ruby Cottage can be found on the left-hand side. What3words: ///supple.sped.sinkhole

**Material Information:** This property operates on

