



GOODMAN
& LILLEY

THE WHITE HOUSE STATION ROAD

BRISTOL
BS40 5DB



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- An elegant and beautifully updated period residence
- 2.5 acres of stunning gardens and paddocks
- Separate Annexe
- Sought-after North Somerset village location
- Approximately 3,060 sq ft of versatile accommodation

LOCATION

Langford is a highly regarded North Somerset village, prized for its combination of rural charm and excellent connectivity. Surrounded by attractive countryside yet conveniently positioned for commuting, the village offers a strong sense of community alongside a range of everyday amenities including a village shop, petrol station, doctors' surgery and the well-respected Churchill C of E Primary School. Nearby Churchill further enhances the area's appeal with its popular pubs and eateries, post office, and the highly acclaimed Churchill Academy & Sixth Form.

The property is exceptionally well placed for access across the region, with Bristol approximately 14 miles away, Wells around 12 miles, and Bristol Airport within just 5 miles. The M5 motorway at Junction 21 is easily reached in around 7 miles, while mainline rail services are available from both Yatton (approximately 4 miles) and Nailsea & Backwell (approximately 9 miles), providing connections to Bristol, Weston-super-Mare and London.

THE MAIN HOUSE

Internally, the property beautifully blends period charm with thoughtful contemporary improvements. Character features including flagstone flooring, panelled doors, timber double-glazed sash windows and original fireplaces sit effortlessly alongside a series of high-quality upgrades completed in recent years. The accommodation is both versatile and generous, offering five reception areas in total, four well-proportioned bedrooms within the main house, and a practical double utility/boot room. Particular highlights include the superb 17th-century heart of the home with its original stone fireplace and flagstones, a beautifully updated kitchen with oiled oak worktops and engineered oak flooring flowing through to the adjoining reception room, and luxurious recently fitted bath and shower rooms finished to an exceptional standard. A bright garden room with underfloor heating provides a seamless link between the main house and annexe, creating an inviting year-round living space. The home has also benefited from extensive recent improvements including a fully updated smart-operated gas central heating system, full exterior repainting, and significant roof works including new felting, flashing, chimney rendering and replacement slates. Importantly, the property is not listed, offering future owners greater flexibility.







THE ANNEXE

The property also benefits from a superb self-contained annexe, perfectly suited to multi-generational living, visiting guests, holiday letting or Airbnb potential, subject to any necessary consents. Currently connected to the main house, the space could easily be separated again by reinstating a partition wall if desired. The annexe offers a spacious double bedroom, a generous sitting room, fitted kitchen, and a well-appointed bathroom featuring a walk-in shower, creating a highly flexible and valuable addition to the accommodation.

TOP TEN FEATURES

1. 3,060 sq ft of versatile accommodation including an easily separable annexe ideal for relatives, guests or income.
2. 2.5 acres of exceptional grounds with paddocks, cottage garden, pond, and numerous useful outbuildings.
3. Direct adjacency to Havyatt Green with riding rights and bridleways – rare equestrian opportunity.
4. A beautifully balanced blend of 17th-century character and high-quality modern upgrades.
5. Extensive recent works including new roof felting/flashing, restored slates, exterior repaint and fully updated smart heating system.
6. Stunning new kitchen, luxury bathroom, and contemporary shower room.
7. Flexible five reception rooms and five bedrooms, perfect for large families or blended households.
8. Expansive new patio offering exceptional outdoor living and entertaining space.
9. Quiet, private setting with mature screening, yet easy access to Bristol, M5, airports and rail.
10. Not listed, allowing for more freedom for future owners than most period homes.

GROUNDS AND SETTING

Set behind mature trees and established planting that provide a wonderful sense of privacy and seclusion, The White House is approached via a traditional five-bar gate opening onto a generous gravelled driveway with ample parking for multiple vehicles. The grounds are a particular feature of the property, combining beautifully maintained gardens with practical outdoor space and lifestyle appeal.

The formal cottage-style gardens are richly planted and include an ornate pond, while a productive vegetable garden and a variety of mature fruit trees further enhance the setting. Two separate paddocks offer excellent potential for equestrian use or smallholding interests, complemented by a range of useful outbuildings including sheds, a garden room/potting shed and additional storage areas. A substantial newly laid patio extends directly from the conservatory, creating an ideal space for outdoor dining and entertaining.

Adding further appeal, the property adjoins Havyatt Green, an area of common land with riding rights and access to two bridleways, making it particularly attractive to equestrian buyers. Previous owners had also explored the possibility of creating a bridge over the stream to provide direct pony access.

The property benefits from private drainage via a septic tank and falls within North Somerset Council Tax Band G.



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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO
BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
3060.00 SQ FT

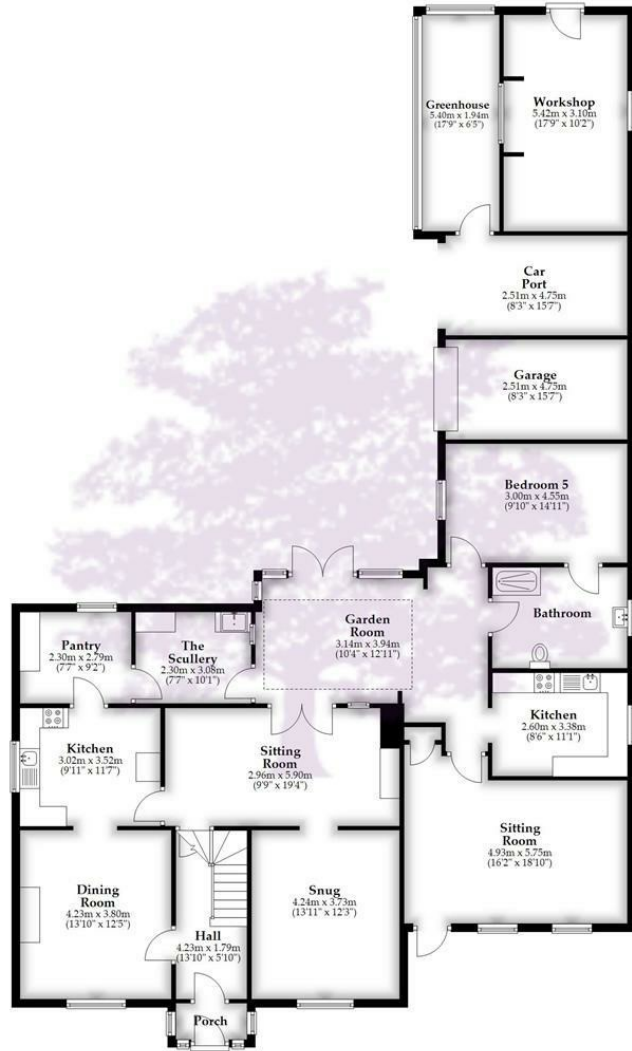
COUNCIL TAX BAND : G

RECEPTION ROOM : 5

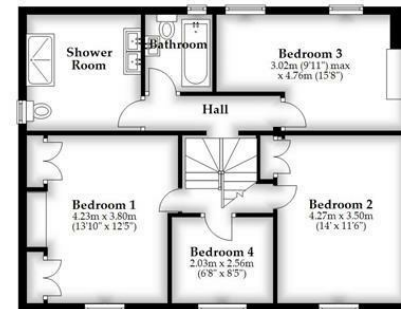
BEDROOMS: 5

BATHROOMS : 3

FREEHOLD



Ground Floor



First Floor

Total area: approx. 284.3 sq. metres (3060.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanIt.





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