



Connells

Langton Farm Barn With Extra Land Gibbs Lane
Siston Bristol

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for sale
£2,650,000



Property Description

A Distinguished Country Estate with Equestrian Facilities and Extensive Garaging

Set behind electric gates in the heart of the historic conservation village of Siston, this remarkable country estate extends to approximately 25.6 acres. Combining an elegant stone-built principal residence, two self-contained cottages, exceptional equestrian facilities, extensive garaging and an impressive collection of leisure, business and agricultural buildings, the estate offers an increasingly rare combination of privacy, versatility and accessibility.

Situated between the World Heritage City of Bath and the vibrant city of Bristol, the estate lends itself equally to family living, equestrian pursuits, multi-generational occupation, home working and vehicle collecting, with almost 10,000 sq ft of accommodation across the principal house, cottages and outbuildings.

The Principal Residence

Approached via a sweeping block-paved driveway, the principal residence enjoys an impressive sense of arrival, framed by mature gardens and attractive stone elevations.

Beyond the entrance, a dramatic double-height reception hall immediately establishes the scale and character of the house. A handcrafted oak staircase rises to a galleried landing beneath exposed timber trusses, while the glazed rear elevation draws natural

light deep into the interior and frames views across the gardens.

The reception rooms provide elegant yet welcoming spaces for entertaining and everyday living. The drawing room centres around a substantial stone fireplace with a contemporary wood-burning stove, complemented by bespoke oak cabinetry and fitted shelving. French doors open directly onto the terrace, while the formal dining room provides an elegant setting for family occasions and entertaining.

The bespoke oak kitchen has been designed around a traditional Aga and provides an inviting space for everyday family life as well as larger gatherings. Extensive cabinetry, generous preparation areas, a central island and adjoining utility room ensure the kitchen is as practical as it is welcoming. A dedicated study with bespoke oak furniture provides an ideal home office overlooking the grounds.

Bedroom Accommodation

The first floor is arranged around the impressive galleried landing. The principal suite includes a walk-in wardrobe and luxurious en suite bathroom, while a guest bedroom benefits from an en suite shower room. Two further double bedrooms are served by a family bathroom. Exposed beams, vaulted ceilings and handcrafted joinery continue throughout the first floor.

The Cottages

The two cottages provide exceptional flexibility, whether accommodating extended family, guests, independent teenagers or staff. One offers two bedrooms together with a private garden and greenhouse, while the second provides one bedroom with an additional loft bedroom. Subject to any necessary consents, they also offer excellent potential for holiday letting or supplementary income.

Leisure & Lifestyle

A beautifully converted barn now serves as a private pub and games room, creating a memorable entertaining space that complements the lifestyle offered by the estate. A gymnasium, multiple offices, workshops and stores provide excellent flexibility for home working, business use and leisure pursuits.

Equestrian Facilities

The estate is exceptionally well equipped for equestrian use, centered around a traditional stable yard comprising ten stables, a floodlit all-weather arena, enclosed concrete yard, hay barn, storage facilities and well-maintained paddocks providing excellent year-round grazing.

Garaging & Outbuildings

The extensive garaging, workshops and ancillary buildings will undoubtedly appeal to car collectors and motoring enthusiasts, providing outstanding accommodation for classic cars, performance vehicles, vintage collections or specialist automotive storage, together with generous workshop space,

offices, a double garage, car port and approximately 5,350 sq ft of versatile outbuildings.

Gardens & Grounds

Formal gardens surround the house with broad terraces, mature planting and expansive lawns. The pond, gently flowing stream and mature trees create a wonderfully established landscape that provides privacy and a genuine sense of tranquility throughout the seasons. Beyond, the estate opens into well-maintained paddocks bordered by mature hedgerows, extending to approximately 25.6 acres. Additional land is available via separate negotiation.

Situation

Siston is one of South Gloucestershire's most attractive conservation villages, renowned for its historic architecture and rural surroundings whilst remaining exceptionally convenient for Bath, Bristol and the M4 motorway. Bristol Parkway provides regular high-speed rail services to London Paddington, while Bristol Airport offers an extensive range of domestic and international destinations. The surrounding countryside is ideal for riding, walking and country pursuits, with an excellent selection of schools, sporting facilities and amenities nearby.

Agents Note

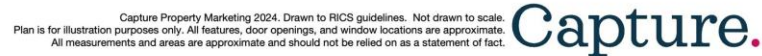
Please note that an AML fee is chargeable to the buyer once an offer has been accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.









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