



Birch Drive, Langford
£425,000



debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk



Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tucked away in a wonderfully private and peaceful position, 26 Birch Drive offers spacious, versatile ground floor living with excellent flow throughout. This four-bedroom home is ideal for those seeking generous accommodation, a practical layout, and the chance to add personal touches over time.

Inside, the welcoming hallway leads through to a spacious sitting room, a bright and inviting space centred around a charming brick fireplace that instantly adds character and warmth. From here, the accommodation opens into a separate dining room, creating a pleasing balance between open flow and distinct, usable spaces - ideal for relaxed everyday living as well as entertaining.

The kitchen/breakfast room sits at the heart of the home and provides a practical, sociable area with great potential to modernise into a stylish contemporary kitchen.



There are four bedrooms in total, including a comfortable primary bedroom with its own en-suite shower room. Two further double bedrooms provide excellent space for family or guests, while the additional bedroom/study is perfect for home working, hobbies, or storage—making this home well suited to a variety of lifestyles.

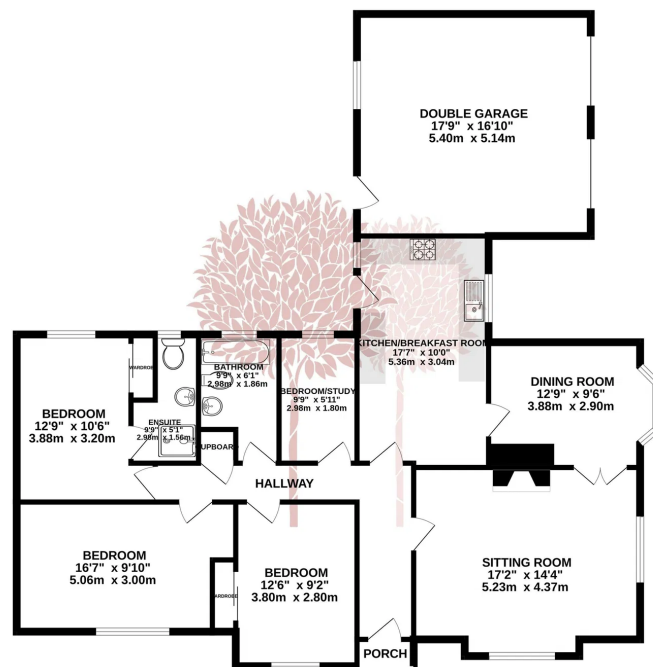
Outside, the property includes a substantial double garage, offering superb storage, workspace opportunities, or secure parking. The courtyard-style garden is an attractive, manageable outdoor area with plenty of scope to enhance, landscape, or simply personalise to suit your tastes.

There is clear scope for modernising the property, giving buyers the opportunity to refresh the space to suit their tastes. The home's size, flow, and peaceful setting provide an excellent foundation for creating something truly special.

What we love about the property...
the home enjoys a rare sense of privacy and seclusion while still being close to Langford's local amenities.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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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 hairdressers. 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) and secondary schooling at Churchill Academy and Sixth Form Centre (www.churchill.n-somerset.sch.uk) 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: From the Debbie Fortune office, follow Brinsea Road out of Congresbury and continue until reaching Stock Lane. Turn left onto Stock Lane, then take the left turn at Pudding Pie Lane. Continue and then turn left again onto Broadoak Road. Follow the road to the turning for Rowan Way, then take the next left into Birch Drive. The property can be found tucked away towards the end of the road. What3Words: [///uproot.tango.shuttled](https://www.what3words.com/#!/en/0984-4984-4984/uproot.tango.shuttled)

Material Information: This property operates on gas central heating. Council Tax band: E

