



**Bath Road, Upper Langford**

**Offers over £850,000**





**Bedrooms: 4**

**Bathrooms: 2**

**Receptions: 2**

Fully renovated, extended and remodelled to an excellent standard in recent years, 'Glenthorne' occupies a gently elevated position in picturesque upper Langford. Approached via a large shared driveway, there is a lovely level lawn to the front of the property with extensive off street parking and access to a large double garage/workshop.

The crisp painted exterior of the house creates a wonderful first impression of this spacious home that is presented in turn-key condition throughout. Entering the property into the smart reception hallway you will find three of the property's four bedrooms along with the family bathroom. These three bedrooms are double rooms in size, and two have the added benefit of fitted wardrobes. Off the hallway is the luxurious family bathroom, a modern contemporary room featuring a stylish three-piece suite with a walk-in shower, freestanding bath, quality fixtures and designer tiles.



The spacious sitting room spans the entire front to rear of the property and features a superb stone fireplace which creates a wonderful focal point and of course warms those chill Winter evenings. French doors to the rear of the room capture the southerly sun and allow you to enjoy the stunning garden and back drop from the comfort of your sofa. From the sitting room an open arch flows you through into the kitchen/dining room, another impressive spacious dual aspect room. The kitchen is fitted with a good number of high gloss modern wall and base units with twin integrated ovens, induction hob, plumbing for a dishwasher and provision for an American style fridge/freezer and space for a family sized dining table. Beyond the kitchen/dining room, a door leads into a great versatile room that is currently used as a home office and utility room; there is also a handy cloakroom and a door leading out to the garden. The central heating boiler can be found here, along with fitted cupboards. Finally, to the side is a fantastic one-bedroom annexe, which could be utilised as a fabulous master bedroom suite or indeed be ideal for a growing teenager or dependent relative. This well-proportioned space features a kitchenette, sitting area and superb modern shower room, and could be easily extended to incorporate the adjoining home office to create an additional bedroom if required.





Outside, the south-facing garden at Glenthorne is an absolute delight. Enjoying excellent privacy within an Area of Outstanding Natural Beauty (AONB), its sweeping lawn casts your eyes up towards the wooded hillside of the lower Mendip Hills. Within the garden is a beautiful Magnolia tree, along with a variety of small trees and shrubs, and there is a large sunken terrace, perfect for summer barbecues and evening soirees. There is also a fantastic outdoor garden room; a lovely place to relax, recline and observe the dying embers of the evening sun. As previously mentioned there is a large double garage/workshop, greenhouse, space for numerous sheds and the property's oil tank.

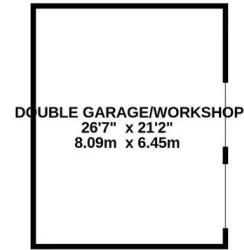
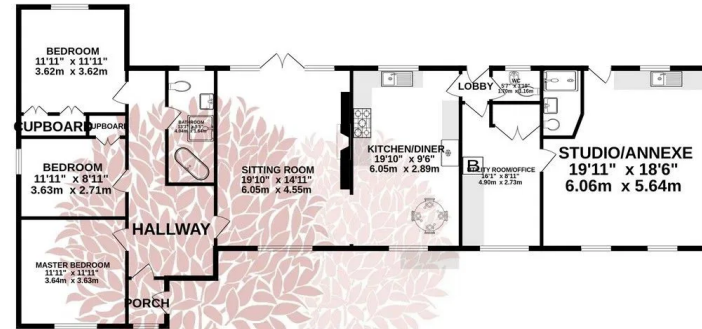
**Situation:** Upper Langford, is a sought-after and slightly more rural hamlet adjoining the highly favoured village of Langford, nestled in the beautiful North Somerset countryside. Enjoying a quieter setting on the edge of open countryside, it offers a greater sense of space and tranquillity while remaining within easy reach of local amenities, including a supermarket and filling station, as well as a popular public house and hairdresser. The doctor's surgery for the local villages relocated to a modern 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)). 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 from Churchill traffic lights on the A368 towards Bath continue on the road for approximately a mile, proceed through the narrowing of the road and just a short distance along on the right hand side you will find the entrance into Glenthorne. Drive up the shared driveway and to the left hand side. What3words: [///custom.wishes.fortified](https://www.what3words.com/#!/custom.wishes.fortified)

**Material Information:** This property operates on oil central heating. Council tax band: E EPC Rating: D

**GROUND FLOOR**  
2300 sq.ft. (213.7 sq.m.) approx.



TOTAL FLOOR AREA: 2300 sq.ft. (213.7 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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