

Somerlea Stables, Langford Road

£330,000

debbie fortune
ESTATE AGENTS
www.debbiefortune.co.uk

The Property Ombudsman









Bedrooms: 2

Bathrooms: 1

Receptions: 2

Situated in a particularly charming and secluded setting in Langford, 2 Somerlea Stables is a unique two-bedroom cottage, originally forming part of the stable block belonging to Somerlea House. Approached via a private courtyard, the property has a wonderful sense of character from the outset, with stone-built elevations, original cobbles, Victorian water pump and stone sink all adding to its distinctive appeal.

The accommodation is well suited for those looking for something a little different, with the ground floor centred around a generous sitting room, featuring a stone flag floor and attractive alcove with substantial solid oak shelving. From here, French doors lead through to the timber-framed conservatory, which overlooks the private courtyard garden and provides a lovely additional space with plenty of natural light.

The kitchen has been fitted in a blue traditional Shaker style with solid oak worktops, a gas hob and Smeg electric oven, together with a washing machine and a useful large larder cupboard. There is even a dedicated wine store, adding a nice touch to this characterful home.

Upstairs there are two good-sized double bedrooms, both retaining attractive original timber beams, which add to the warmth and individuality of the property. The bathroom continues the traditional feel with a Victorian-style suite including a roll-top bath, matching basin and column radiator with heated towel rail, complemented by a striking tiled floor and matching splashback.

Outside, the property enjoys a secluded courtyard garden with a sunny aspect, providing an easily maintained private space to enjoy. There are also two allocated parking spaces within the attractive shared courtyard to the front.

A genuinely individual home with a great deal of character, 2 Somerlea Stables offers the opportunity to enjoy village life in a wonderfully atmospheric setting, whilst remaining within easy reach of Bristol, Weston-super-Mare and the surrounding countryside.

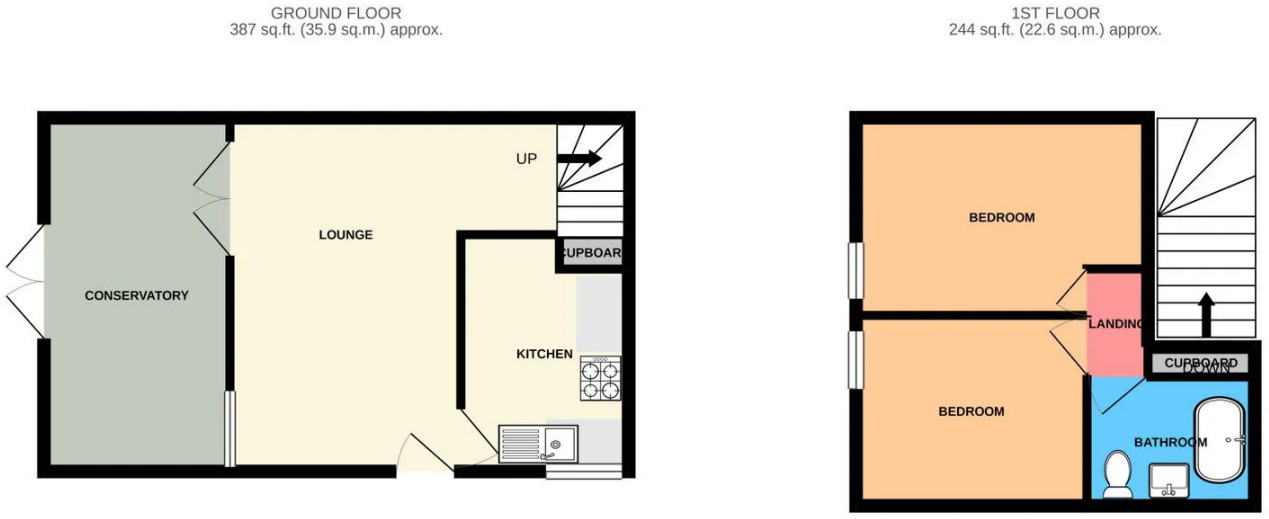
What we love about the property... the character and individuality of the cottage, its secluded courtyard setting, and the convenience of being in Langford, with the village amenities and surrounding countryside close by.











Situation: Langford is a popular North Somerset village set within the beautiful countryside of the Mendip foothills. The village has a useful range of local amenities including a supermarket and filling station, public house, hairdresser and veterinary school, whilst a wider selection of shops and facilities can be found in nearby Wrington and Churchill. The village is well placed for access to Bristol, Weston-super-Mare and the surrounding towns, with the motorway network accessible at Junction 20 of the M5 at Clevedon and Junction 21 at St Georges. Bristol Airport is also within easy reach, whilst Yatton provides access to the mainline railway network. The surrounding countryside provides plenty of opportunities for walking, riding and other outdoor pursuits, with the Mendip Hills and wider North Somerset countryside on the doorstep. Local schooling includes Churchill Primary School and Churchill Academy & Sixth Form.





Directions: From Congresbury, take the road towards Churchill and, at the mini roundabout just beyond the veterinary school, turn left towards Lower Langford. Continue along this road for a short distance and 2 Somerlea Stables will be found on the right-hand side, marked by a Debbie Fortune Estate Agents' For Sale board.

What3Words: ///relate.selects.compiler

Material Information: This property operates on gas central heating. Council tax band: C. EPC Rating: D.