

Robin King | Estate Agents

The Conifers, 15a Pudding Pie Close, Langford - BS40 5EN

Guide Price **£435,000**

The Conifers, 15a Pudding Pie Close

Langford, Bristol

The Conifers is a beautifully presented three bedroom, three bathroom detached bungalow in the heart of Langford, offering well proportioned single storey accommodation, two en suite bedrooms, ample off street parking and a private, fully enclosed garden.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

All Mains Services

- 931 sq ft (86.5 sq m) of single storey living
- Well appointed kitchen
- Bright, spacious living and dining room with arched French doors to the garden
- Three double bedrooms, two with en suite shower rooms
- Separate family bathroom
- Feature fireplace
- Private, fully enclosed rear garden with lawn and sandstone patio
- Driveway parking to the front
- Sought after village location
- No onward chain

Agent Note: The attic is partly boarded and shelved for storage with a in built ladder for access. Since the EPC was carried out, a new boiler has been installed and additional insulation added to the loft.



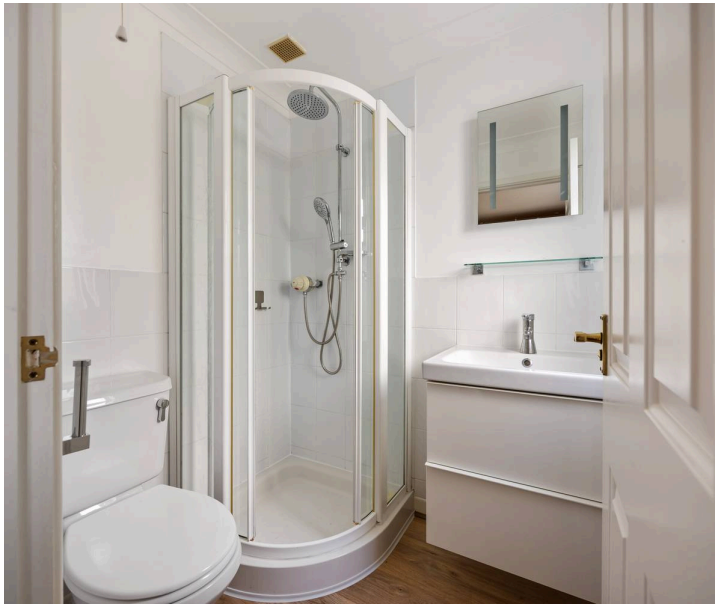


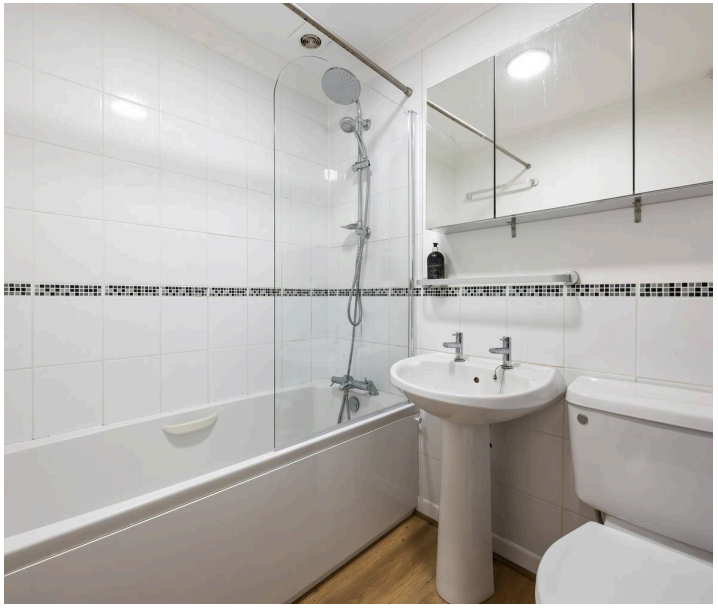












The Conifers, 15a Pudding Pie Close

Langford, Bristol

The Conifers is a smartly presented detached bungalow, set back from the road behind a generous driveway and offers thoughtfully arranged accommodation, all on one level.

A covered entrance porch opens to a central hallway which runs the length of the home, giving each of the principal rooms its own sense of separation and privacy. The living/dining room is the heart of the property, a bright and generous space with room for both a sofa suite and a dining table. A handsome fireplace provides a focal point for cooler evenings, while a set of arched hardwood French doors draw the garden into the room and open directly onto the patio.

The kitchen, installed March 2026, is fitted with solid wood shaker style cabinetry in a soft sage and stone palette with a walnut finish interior, topped with complimentary quartz worktops and finished with a breakfast bar seating area. An integrated double oven, dishwasher and induction hob sit alongside space for an American style fridge freezer, with plumbing for a washing machine and tumble dryer. Twin windows overlook the garden, and a side door provides convenient access outside.

The three double rooms are well spaced along the hallway, with two enjoying their own en suite shower rooms. Each bedroom is a spacious double and the rooms lend themselves equally well to family, guests or a dedicated home office. A separate family bathroom with a full size bath completes the accommodation.

Outside, the rear garden is fully enclosed by timber fencing and arranged for ease of care and enjoyment. A broad sandstone patio spans the rear of the bungalow, with ample space for outdoor dining, while the lawn is edged with low maintenance planting, gravelled borders and raised beds.

A side gate gives access to the front, and a rear gate gives access to the paths towards the A38. A storage unit offers practical space for tools and garden furniture. To the front, the driveway is neatly tarmaced and provides parking for 3 cars and also benefits from a secure bike storage shed.

Location

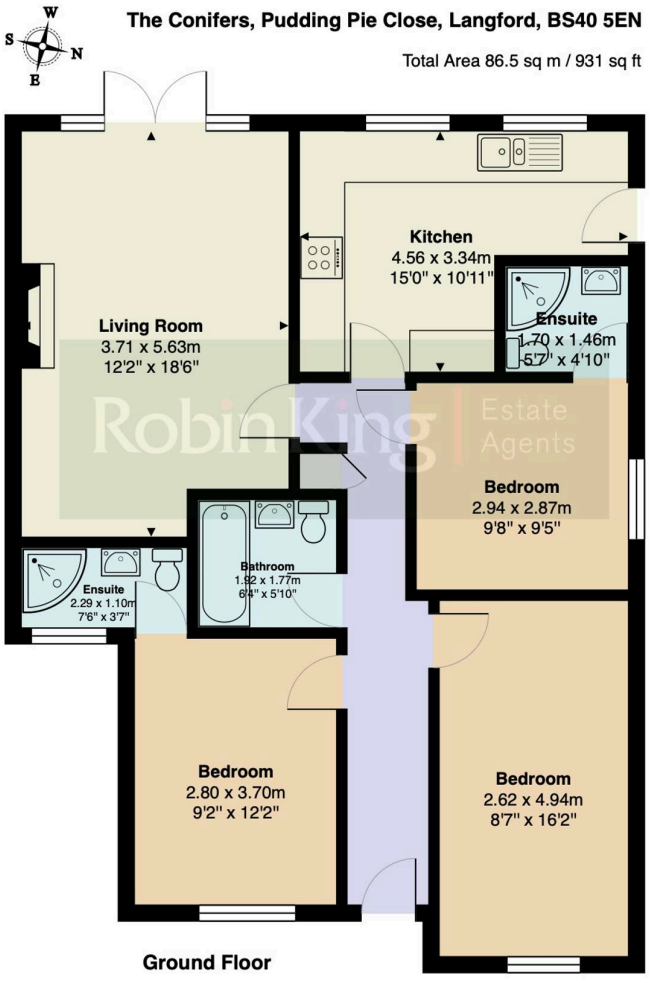
Langford offers local shopping and social facilities plus a large medical practice and a primary school. Nearby is a petrol station, mini-market and Churchill Academy and Sixth Form.

Bristol and Weston Super-Mare are within easy commuting distance with a regular bus service available and easy access to the M5 at J21. Bristol Airport is within 6.4 miles and mainline railway services are available at Yatton. The countryside around offers many activities including wonderful walks in the surrounding Mendip Hills









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Sales particulars are for guidance only. No structural survey or service testing has been done. These details aren't part of a contract and shouldn't be relied on as facts. References to alterations or use don't confirm regulatory approval. Buyers must verify all information. Measurements are approximate; check them. Contact us with any important concerns before viewing.