

HOPEWELL
SALES, LETTINGS & MANAGEMENT

Holly Cottage, Upper Langford, Langford, Bristol
£525,000

4 bedroom cottage for sale | Freehold

The Property-

Holly Cottage is a beautifully presented home offering generous and versatile living space, filled with natural light and a real sense of warmth throughout.

At the heart of the home is a large open-plan lounge and dining area, where dual-aspect windows allow light to flood in, creating a bright and inviting atmosphere. The lounge further benefits from a stunning period fireplace, adding character and charm to this impressive reception space.

A large and welcoming entrance hallway sets the tone for the property, featuring attractive stairs rising to the first floor. The modern fitted kitchen is well-appointed and enjoys excellent flow into a useful utility area, as well as a bright conservatory overlooking the garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property continues to impress with three good-sized double bedrooms, along with a further single room ideal as a study, nursery or guest bedroom. Two of the larger bedrooms also benefit from attractive period fireplace features. A modern fitted family bathroom completes the first floor.

Outside-

Externally, Holly Cottage enjoys a good-sized rear garden, mainly laid to lawn and wrapping around to the front of the property, creating an inviting and established outdoor setting. The garden offers a pleasant sense of space and privacy, ideal for both relaxation and entertaining.

Additional benefits include a garage, providing useful storage or parking accommodation.

Location-

Situated in the sought-after village of Langford, the property enjoys a peaceful semi-rural setting while remaining well connected to nearby amenities, transport links and surrounding towns. The area offers a strong community feel, access to countryside walks, and convenient links for commuters, making it an ideal balance of village living and everyday practicality.

Council Tax Band: E
Tenure: Freehold
Parking options: Garage

Entrance hall

Lounge
14'1 x 12'2 (4.3m x 3.7m)

Dining
14'1 x 12'1 (4.3m x 3.7m)

Kitchen
16'7 x 13'7 (5.1m x 4.1m)

Utility

Conservatory

WC

1ST FLOOR

Landing

Bedroom 1
14'1 x 12'2 (4.3m x 3.7m)

Bedroom 2
14'1 x 12'2 (4.3m x 3.7m)

Bedroom 3
14'0 x 10'6 (4.3m x 3.2m)

Bedroom 4
7'2 x 6'6 (2.2m x 2.0m)

Bathroom
7'9 x 7'8 (2.4m x 2.3m)

Garage
16'3 x 8'7 (5.0m x 2.6m)








Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.

GROUND FLOOR
937 sq.ft. (87.1 sq.m.) approx.





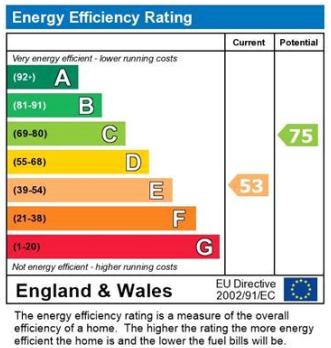
1ST FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 1496sq.ft. (139.0 sq.m.) approx.

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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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