

Robin King | Estate Agents

# 1 The Bridge, Lower Langford, Langford

£700,000

# 1 The Bridge, Lower Langford

## Langford, Bristol

An attractive five-bedroom period home combining original character with flexible living space, a private south facing garden and lovely views over farmland towards the Mendip Hills, in a popular village location with convenient access to Bristol and beyond.

- Substantial five-bedroom period home
- Approximately 1,833 sq ft of flexible accommodation
- Character features including sash windows, parquet, feature fireplaces and timber floors
- Impressive double-height hallway
- Distinctive custom-built 1960s freestanding kitchen
- Versatile reception rooms
- Flexible ground-floor bedroom, office or family room
- Enclosed garden with terrace, fruit trees and open countryside outlook
- Driveway parking for several vehicles
- Easy access to Bristol Airport, M5 and mainline railway services (London from 112 mins)

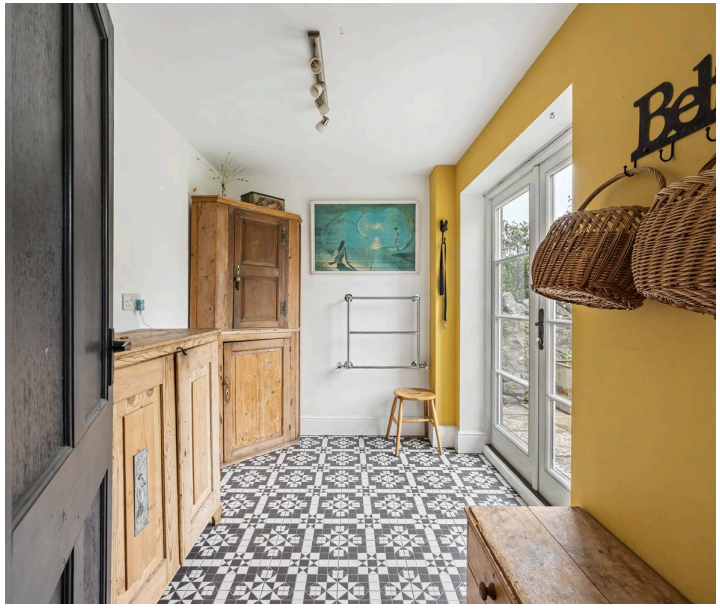
Council Tax band: D

EPC Energy Efficiency Rating: TBC

All mains services












# 1 The Bridge, Lower Langford

## Langford, Bristol

1 The Bridge is an individual period home built in 1904 which offers generous and flexible accommodation. With five bedrooms and well-proportioned living space it also benefits from a particularly attractive outlook across neighbouring farmland towards the Mendip Hills.

The house retains plenty of original character, which sits comfortably alongside later additions, creating a home which feels interesting and distinctive rather than overly formal.

The entrance hall creates an immediate impression. Striking tessellated flooring leads to an open-tread staircase which rises through an impressive double-height space, bringing in plenty of natural light and creating an airy entrance to the house.

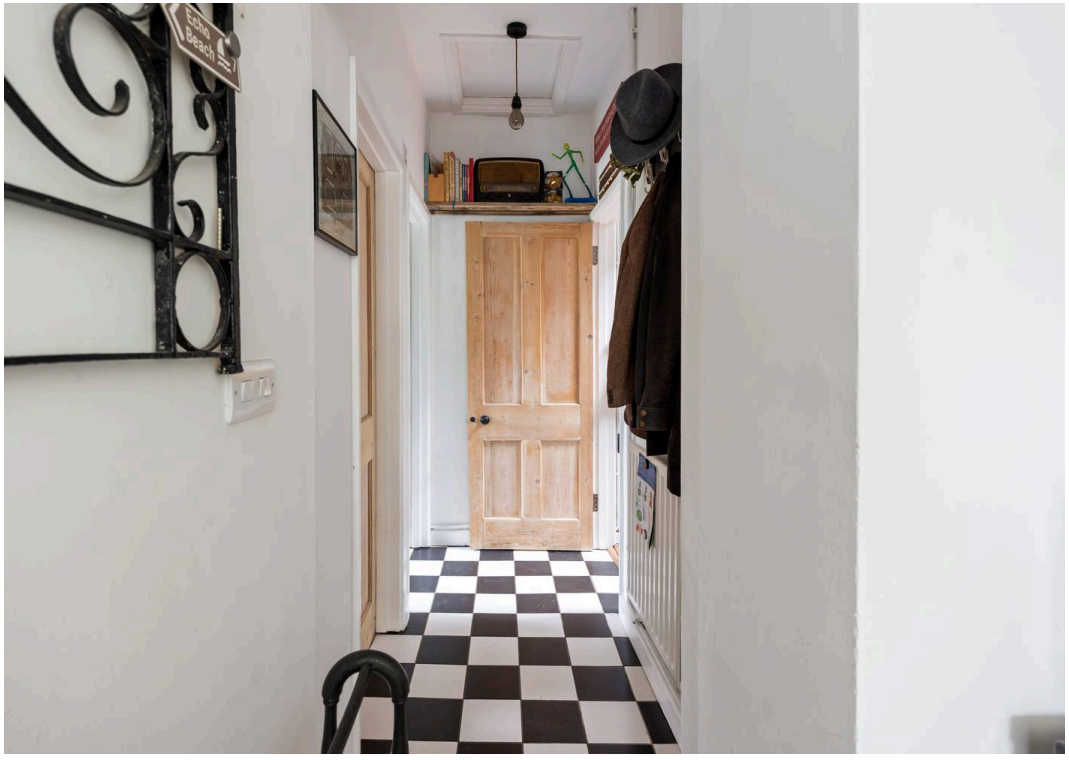
The spacious sitting room is a comfortable and welcoming space, with parquet flooring and an exposed brick fireplace with open fire providing a strong focal point.

Alongside is a separate family room, also well proportioned and offering plenty of space for entertaining or everyday family dining. Exposed brickwork, a timber floor and sash window give the room plenty of period appeal.

The kitchen/breakfast room is one of the most distinctive parts of the house. A custom-built 1960s freestanding kitchen retains its original retro character, with individual cabinetry, extensive storage and stainless-steel worktops. There is also space for a range-style cooker, while French doors open directly onto the garden and bring the rural outlook into the room.

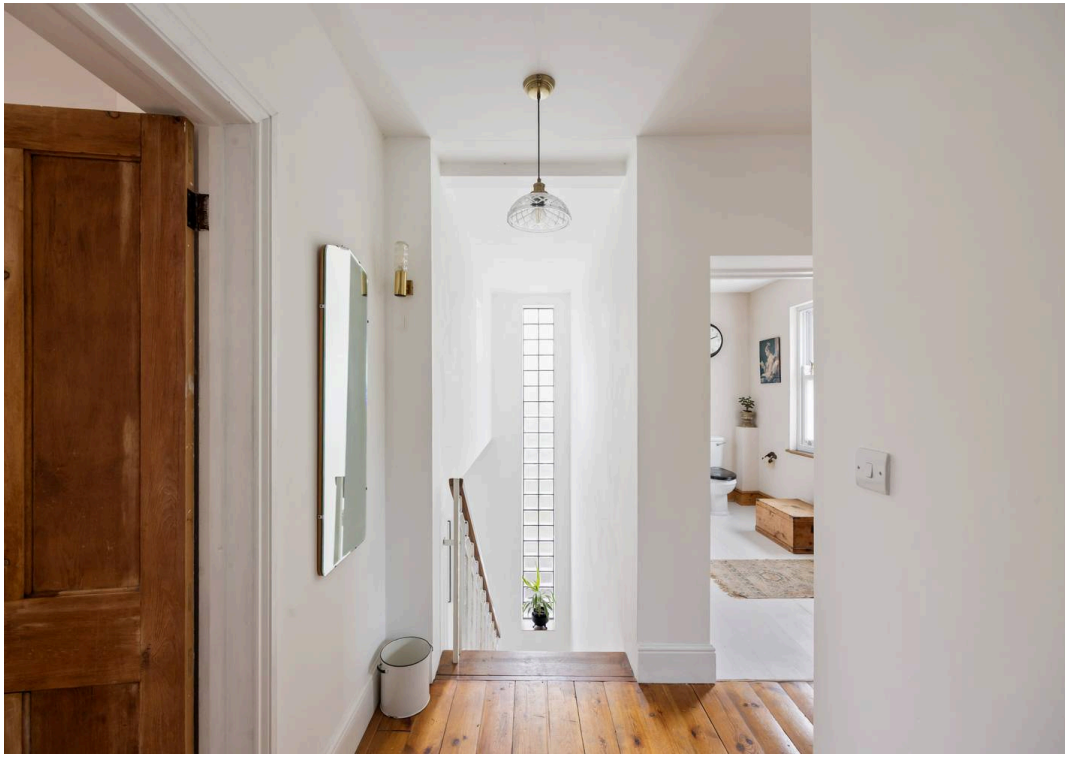
The proportions of the kitchen allow plenty of room for a dining table and additional freestanding furniture, making this a relaxed everyday living space as well as a practical kitchen.

Also on the ground floor is a flexible fifth bedroom which could equally work as a family room, playroom or home office.


Eccles
Beach

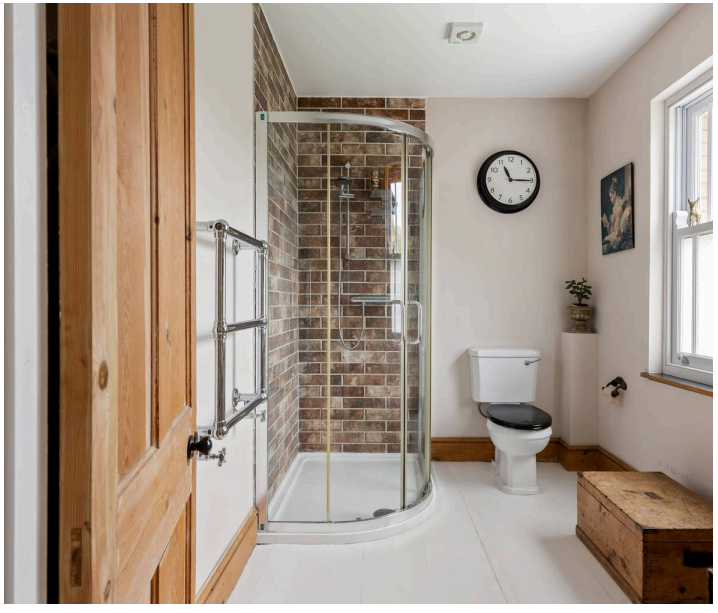



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REVERSE
CAREFULLY









A utility room, useful workroom/office and a separate cloakroom complete the ground-floor accommodation.

Upstairs are four further bedrooms, several enjoying particularly attractive views across the surrounding countryside. The principal bedroom is a spacious double with a sash window and timber floor, while another generous dual-aspect bedroom makes the most of the open outlook.

The remaining bedrooms are also well proportioned, with one offering particular flexibility as a bedroom or home office. Timber flooring, doors and traditional windows continue through much of the first floor, helping retain the character of the original house.

There are two well designed bathrooms, including one with a quadrant shower, serving the four first-floor bedrooms.

## Outside

The south facing rear garden is fully enclosed and provides an attractive and private outdoor space, with lawn, a paved terrace, a BBQ area and established planting.

There are several fruit trees, including cooking apple and plum, while a garden shed provides useful storage.

The garden's real appeal, however, is its setting. Beyond the stone boundary wall lie open fields, allowing uninterrupted views across farmland towards the Mendip Hills on the horizon and giving the property a distinctly rural feel.

To the front and side is driveway parking for several vehicles.

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Langford, Bristol

**Location**

Langford offers local shopping and social facilities, a popular local pub, a large, modern medical practice and a handy petrol station and mini-market close by. Primary schooling is available in the village and the well-regarded Churchill Academy and Sixth Form with its adjoining sports complex is also nearby. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service, and with junctions 20 and 21 of the M5 motorway each around 9 miles away for access to Bristol and beyond. Bristol International Airport is within 6 miles. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London (from 114 minutes). The wonderful surrounding countryside provides many leisure and sporting opportunities including riding, sailing, fishing, walking and several golf courses.

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**The Bridge, 1, Langford Road, Langford, BS40 5BL**

Total Area 170.3 sq m / 1833 sq ft








# Robin King

**Robin King Estate Agents, 1-2 The Cross Broad Street - BS49 5DG**

01934 876226 • post@robin-king.com • www.robin-king.com/



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.