



UNITED KINGDOM  
PROPERTY  
AWARDS  
REAL ESTATE  
in association with  
**GAGGENAU**  
★★★★★  
BEST REAL ESTATE  
AGENCY SOMERSET  
Robin King Estate Agents  
2014-2015

*Gold*  
**The Negotiator  
AWARDS 2014**  
Regional Agency  
of the Year: South West

**Robin King** | Estate Agents

# ELM GROVE COTTAGE, BATH ROAD, LANGFORD, BRISTOL, BS40 5EB

**Charming detached country cottage, tucked away, but easily accessible to transport links**

**Set in a generous plot of just over an acre**

**Sitting room with woodburning stove**

**Snug**

**Dining room with exposed stone wall**

**Farmhouse style kitchen with oil fired Aga**

**Downstairs cloakroom**

**Four bedrooms including main bedroom with ensuite bathroom**

**Family bathroom**

**Detached double garage with permission to convert and extend into a holiday let**

**Extensive parking**

**Stable block**

A beautiful detached country cottage, set well away from the Bath Road and approached via a long driveway. Its location makes you feel that you are tucked away from the hustle and bustle of life, but in fact accessibility to Bath and Bristol is on the doorstep.

The property is entered via the side door into the spacious entrance lobby which provides a useful cloaks space and a utility cupboard. There is also a downstairs cloakroom accessed from here.

The farmhouse kitchen is stylishly fitted and has an oil fired Aga to complete the country feel. There is a lovely rural outlook from the kitchen window.

Continuing on through to the dining room there are doors to the side and a window to the rear plus an exposed stone wall. The snug also has attractive exposed stone walling and is a handy extra reception room which could be used as a playroom or study.

The sitting room has beautiful oak flooring and a woodburning stove in a stone fireplace, there is a porch to the front door.

To the first floor there are four bedrooms, 3 of which are doubles including the main bedroom with an ensuite bathroom.

There is also a family bathroom with a freestanding bath and separate shower cubicle.





The property is approached via a long driveway with the cottage at the end waiting to greet you. To the left is a detached double garage which has planning permission to convert and extend to form a holiday cottage to provide a useful income. There is plenty of parking and a private garden to the front and side, with a small paddock to the side and rear. There is also a stable block and the oil tank is concealed behind.

Langford offers local shopping and social facilities and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. There is a large, modern medical practice in the village and a handy Budgens petrol station and mini-market close by. Primary schooling is available in the village and the excellent Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St. Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses.

**Important Notice:**

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance only and do not form any part of an offer or contract and should not be relied upon as a statement or representation of fact. Any reference to alterations to, or use of, any part of the property is not a statement that any regulations or other consent has been obtained. These matters must be verified by the intending purchaser. Floor plans, room sizes, areas and distances are intended to be approximate only, prospective purchasers are strongly advised to check measurements. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property



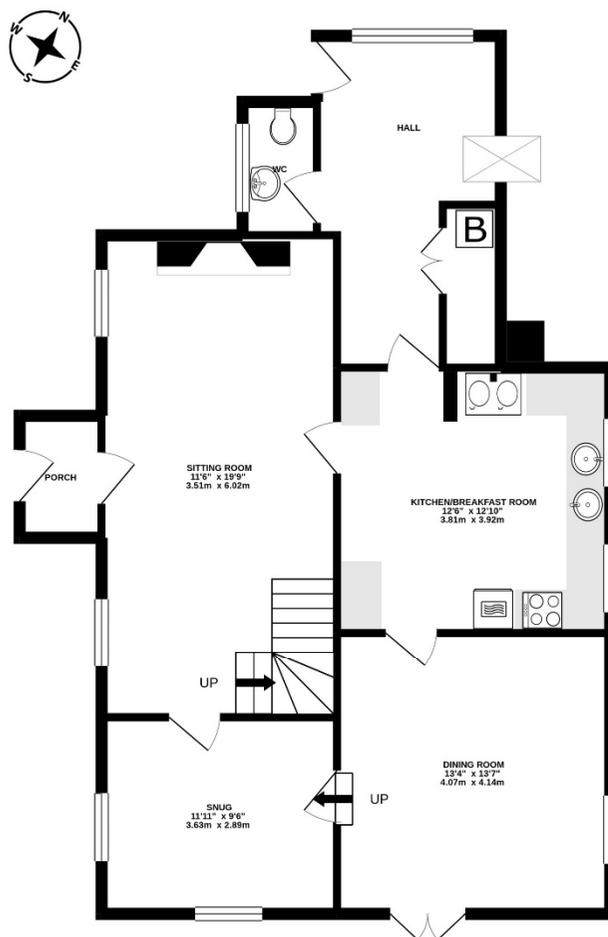
**DIRECTIONS** – from Robin King’s office in Congresbury, turn right on to the B3133, continue to the mini roundabout, turn right, then right again on to the A38. At the traffic lights turn left on to the A368 towards Bath and the driveway to the property will be found shortly to the left hand side, with the property at the end of the driveway.

**SERVICES** – oil central heating, private drainage (septic tank)

**LOCAL AUTHORITY** – North Somerset District Council – Band E £2,201.04 (2020/21) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

**ENERGY RATING** - E

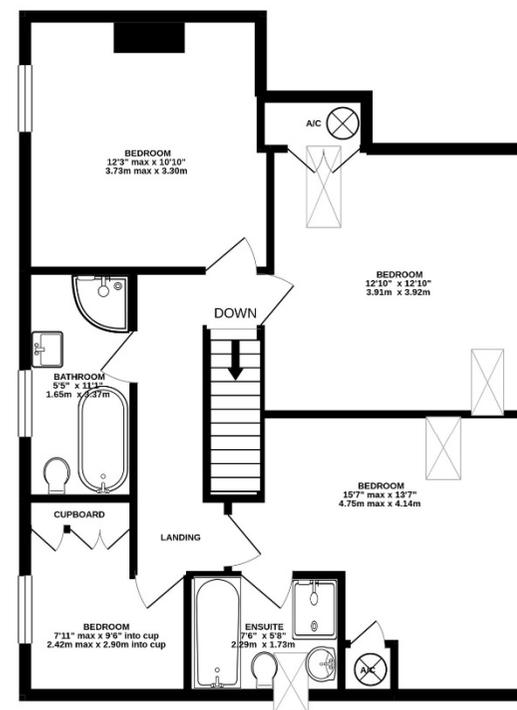
**GROUND FLOOR**  
905 sq.ft. (84.0 sq.m.) approx.



**TOTAL FLOOR AREA** : 1644 sq.ft. (152.7 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.  
Made with Metropix ©2020

**1ST FLOOR**  
739 sq.ft. (68.7 sq.m.) approx.



**1 The Cross, Broad Street, Congresbury, North Somerset Tel: 01934 876226 Email: post@robin-king.com Web Address: www.robin-king.com**  
Also at Mayfair Office, Cashel House, 15 Thayer Street, LONDON W1U 3JT and National Homes Network, 67/69 George Street, LONDON, W1U 8LT