



**Orchard Cottage**  
**Bath Road, Langford, Bristol, BS40 5DL**

**Robin King** | Estate Agents

# ORCHARD COTTAGE, BATH ROAD, LANGFORD, BRISTOL, BS40 5DL

A spacious family home providing flexible accommodation, ample parking and wonderful gardens and land to the rear, in an Area of Outstanding Natural Beauty

- Approx 1,416 sq ft accommodation
- Downstairs bedroom with en-suite shower room suitable for a dependent relative
- Very large double garage with planning permission to create an additional en-suite bedroom - planning ref 20/P/1368/FUH
- Superb views over fields to rear and woodland walks from the back door

Situated in a rural location in a plot of approx. 1.2 acres, Orchard Cottage provides flexible family accommodation with the benefit of a large field to the rear with fantastic views to the woodland and hills beyond. The free-flowing accommodation suits a variety of needs and offers potential to extend with valid planning permission.

Upon entry one is immediately struck by the sense of country charm, with some exposed stone walls and wooden floorboards. The kitchen/breakfast room overlooks the front and light floods in through the French doors that open onto the front garden area. The light and airy kitchen includes a good range of wall and base units with a double oven, electric hob and there is space for a dishwasher and fridge. Stairs rise up to the light and sunny landing area with a contemporary glazed balustrade. There are two double bedrooms, both with en-suite shower rooms, and wonderful views to the front and across the field to the rear, up to the woodland beyond. On the ground floor the spacious dining room opens onto the sunny south facing garden room, from where there are wonderful views through the 2 sets of French doors that open onto the garden area to the rear. The 3<sup>rd</sup> double bedroom on the ground floor is off the dining room, and includes a small kitchenette area and an en-suite shower room. Beyond the garden room is the utility/boot room area, with a Belfast sink and space for a washing machine and tumble dryer and a larder fridge plus larder freezer, with access to the garden via a stable door. There is also a bathroom and a door opens into the large double garage, for which there is planning permission for conversion into an en-suite bedroom and garage.

**Outside** – There is generous parking to the front of the property along with





a double garage, and to the side is an additional grassed area and a greenhouse. To the rear of the property is a wonderful kitchen garden with herbs, raised vegetable beds and attractive mature shrubs along with a secluded dining terrace area, another greenhouse and a shed. A wooden archway leads to the rest of the grounds, where there are some fruit bushes and an additional shed. The land is divided into 3 sections, all enclosed by fencing including a water supply for livestock, and an orchard area at the far end. A gate at the top of the field leads directly into woodland walks and onwards up to the Mendips, to further enjoy the benefits of this wonderful location in an Area of Outstanding Natural Beauty.

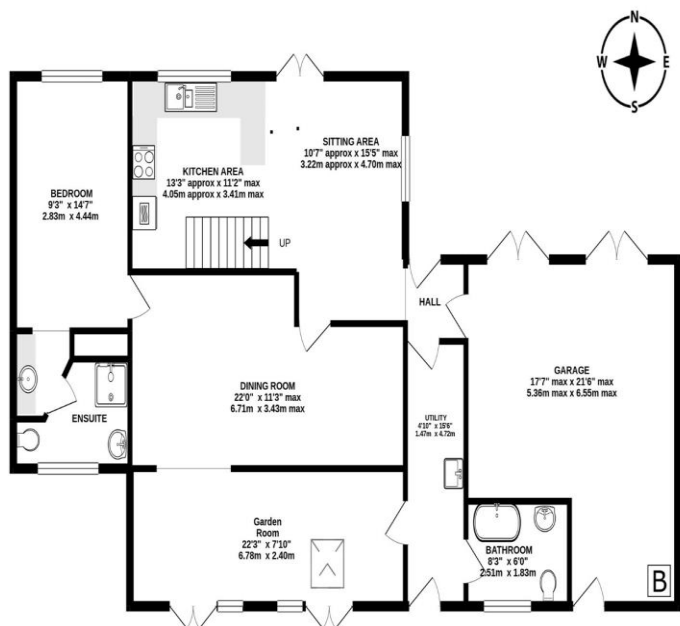
**Location** - Langford offers local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Winscombe. There is primary schooling in the village, and secondary schooling at the “outstanding” Churchill Academy and Sixth Form.



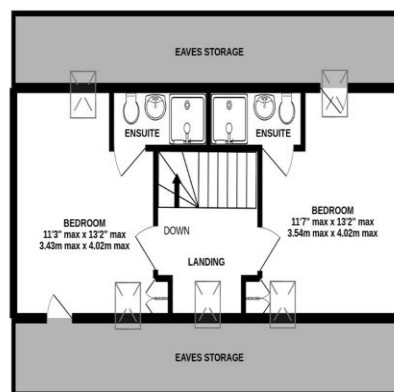
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Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out any form of structural survey, nor tested the services or appliances. These particulars are for guidance 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

GROUND FLOOR  
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 1416 sq.ft. (131.6 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.  
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**DIRECTIONS** – From our office take the B3133 High Street and continue towards Langford, taking the 2<sup>nd</sup> exit on the roundabout and then turn right onto the A38 near the petrol station. Take the first left turning onto Says Lane and continue to the end and turn left onto Bath Road. Continue for approx. 0.2 miles and having passed Grange Farm on the left, take the next right turn, onto a shared driveway and you will see the sign to Orchard Cottage on the left.

**SERVICES** – Mains water, septic tank drainage, oil fired central heating  
**EPC RATING - D**

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band E £2,306.60 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

