



**The Forge**  
**Langford Road, Lower Langford, Bristol, BS40 5HU**

**Robin King** | Estate Agents

# THE FORGE, LANGFORD ROAD, LOWER LANGFORD, BRISTOL, BS40 5HU

A lovingly restored and immaculately maintained substantial country home with far reaching views to the Mendips, adjacent 2/3 bed barn conversion, spectacular gardens, garaging, numerous outbuildings and an attractive paddock, nestled in a central village location in Lower Langford.

**APPROX 6,388 SQ. FT OF ACCOMMODATION • GROUNDS OF OVER 1.5 ACRES • SEPARATE 2/3 DOUBLE BEDROOM CONVERTED BARN • SUPERB 34 FT KITCHEN/DINING ROOM • A TOTAL OF 7/8 DOUBLE BEDROOMS AND 5 BATHROOMS • IMMACULATELY PRESENTED THROUGHOUT • FAR REACHING RURAL VIEWS TO MENDIPS • OUTBUILDINGS AND TWO DOUBLE GARAGES • STUNNING MATURE GARDENS • CENTRAL VILLAGE LOCATION • YATTON STATION WITHIN 5.1 MILES FOR MAINLINE RAILWAY SERVICES – PADDINGTON FROM 114 MINS • BRISTOL AIRPORT 4.9 MILES • ACCESS TO M5 WITHIN 8.5 MILES AT JCT 22 ST GEORGE'S (ALL DISTANCES APPROX)**

The Forge is a wonderful family home that exudes character and charm. It offers substantial accommodation and also benefits from a separate, independent detached barn conversion (The Hayloft).

Believed that the original part of the house may date back to the 1600's, historical deeds show that this property was formerly a Coaching Inn and also had an iteration as The Grove Boarding School for Girls. All these elements of the property have been seamlessly blended together by the current owner with a complete top to bottom renovation. The property now enjoys all the comforts of modern living whilst huge care has been taken to maintain the character and appeal. Many original features such as sash windows, cornicing, fireplaces, shutters, bay windows and window seats are sprinkled throughout.

In its central village location, the property is approached via a secure gate with an area of gravelled parking for multiple cars immediately in front of it. There is also a double garage and to the right independent parking and access for The Hayloft.

An attractive front door with traditional bell pull invites you into the welcoming porch with space for shoes and umbrellas.





On entering the property, the door opens to a lovely open plan reception hall. This double height space with galleried landing immediately gives one a sense of how special this home is. With a beautiful fireplace, beamed ceiling, round window and an archway to the lower hall it is packed full of history and warmth. Leading off to the right is an office – this substantial space has shuttered windows and views to the front of the property; with picture rails and rope corning it is part of the early part of the property. Returning to the hallway, on the other side is a lovely family room/snug with open fireplace which provides the perfect space to enjoy cosy winter evenings.

To the rear of the property is the formal sitting room. Flooded with light from the magnificent bay window with window seat, the views out over the sweeping lawns and far reaching countryside are outstanding.

Heading to the left is a spacious kitchen/dining room complete with enormous laundry area. A classic Everhot range cooker (available by separate negotiation) provides the focal point for the kitchen adding extra warmth on cold wintery days. With multi-aspect views this light and airy space has a multitude of fitted cupboards, granite worktops, Karndean flooring and integrated Bosch double oven, dishwasher & induction hob. French doors open out to a capacious conservatory with garden views and access to a substantial dining terrace – the perfect space for a family gathering or entertaining friends. The more formal dining room with restored pitch pine parquet floor and fitted display cupboards also has a bay French door to this terrace.

The beautifully balanced and spacious first floor accommodation comprises of 5 double bedrooms. With appeal and distinctiveness, each one is immaculately decorated in natural tones, provides ample fitted wardrobes and has highlighted original features. The principal bedroom, a large double with a stunning bay window overlooks the garden and has far reaching views to the Mendips. The light, bright stylish Neptune family bathroom has lots of storage and a separate drench shower together with a freestanding bath. Accessed by small stairs to the gallery which could be used as separate guest accommodation, is another large double bedroom and delightful bathroom with window seat storage.

A small door gives access to a hidden stairway to the third floor accommodation where there is a large hobby room and expansive storage room which subject to necessary consents could provide to further accommodation.

Another highlight of The Forge is The Hayloft; an independently accessed 2/3 double bedroom converted barn with its own parking and private garden. In brief, it is beautifully presented with a modern interior, solid oak doors and large windows. It has a large well equipped open plan kitchen/lounge/sitting room with a further reception room (or 3<sup>rd</sup> bedroom) on the ground floor. The first floor with views to the Mendips, provides 2 large double bedrooms and family bathroom.





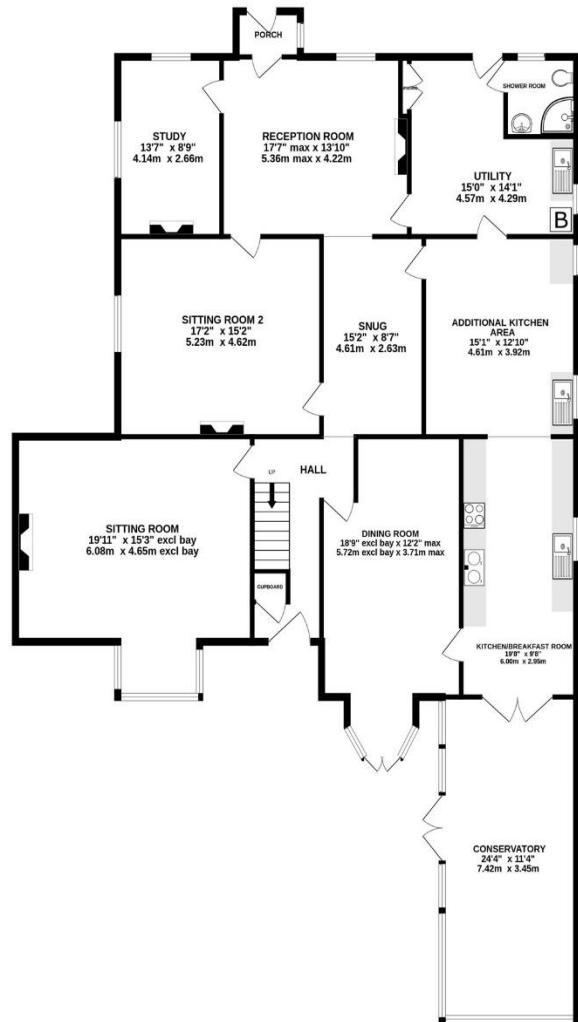


**Outside** – The Forge has extensive grounds and outbuildings including 2 separate double garages. The enclosed rear garden has a sweeping lawn which extends out from the exquisite dining terrace and draws the eye to the paddock and rural views beyond. Framed by mature flower beds with a mixture of shrubs and perennials there are also many magnificent trees interspersed through the garden including an imposing and unusual Tulip tree. There is a substantial shed/workshop, greenhouse and a quaint summerhouse is situated in ideal for spot to read a book and enjoy the garden. A gate leads to the paddock area. With independent access via a shared driveway to the left of the property this paddock could be used for livestock, or alternatively kept as it is, as an extension to the garden with extra play space for summer camps.

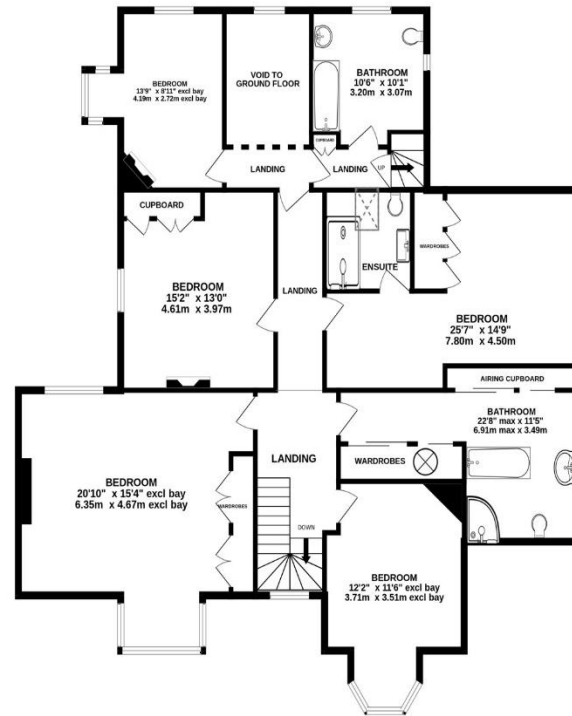
**Location** - The popular and convenient village of Langford offers a popular public house, local shopping and social facilities with a more comprehensive range of shops available at the nearby villages of Congresbury and Wrington. There is a large, modern medical practice in the village and a handy petrol station and supermarket close by. Primary schooling is available in the village and secondary schooling are situated in Churchill, Sidcot and Wells. Bristol International Airport is within 4.9 miles, Wells 14 miles and central Bristol 13 miles (all approx.). There is access to the M5 within 8.5 miles (Jct 22 St George's) and mainline railway services within 5.1 miles at Yatton – Paddington from 114 mins. The surrounding countryside around offers many activities including riding, sailing, fishing and several golf courses and there are wonderful walks nearby in the Mendips Hills, an Area of Outstanding Natural Beauty.



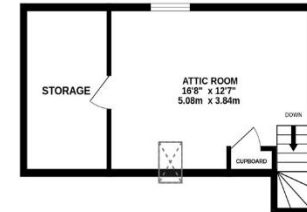
GROUND FLOOR  
2712 sq.ft. (252.0 sq.m.) approx.



1ST FLOOR  
2113 sq.ft. (196.3 sq.m.) approx.



2ND FLOOR  
313 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 5138 sq.ft. (477.3 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 not 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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**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.

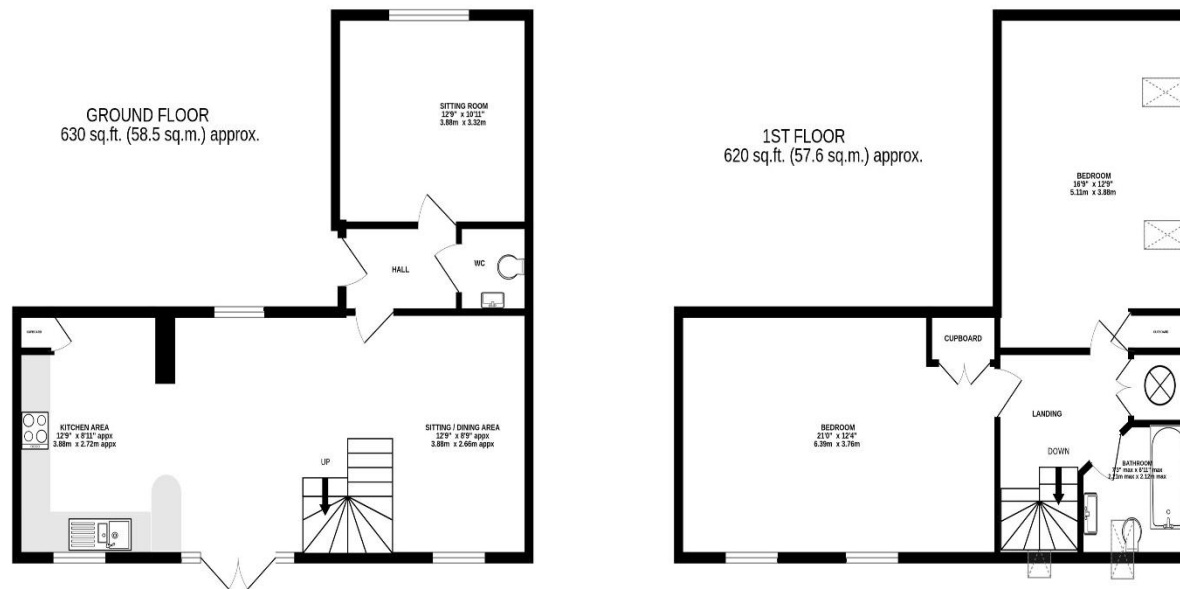
**DIRECTIONS** – From our office take the B3133 for approx. 2.5 miles, along the High Street through Congresbury, which becomes Brinsea Road and then Stock Lane. At the roundabout take the first exit onto Langford Road and continue along, following the Langford campus wall on the left to its end. The Forge is on the right with gated parking in front of the house.

**SERVICES** – Mains drainage, Electricity & Water

**EPC RATING** –The Forge E, The Hayloft C

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144

**COUNCIL TAX BAND** - H £4101.42 (2023/24) \*



TOTAL FLOOR AREA: 1250 sq.ft. (116.1 sq.m.) approx.

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