



**10 Ladymead Lane
Langford, Bristol, BS40 5EG**

Robin King | Estate
Agents

10 LADYMEAD LANE, LANGFORD, BRISTOL, BS40 5EG

A three bedroom semi-detached home with lovely large gardens in a quiet rural location on the edge of the popular village of Langford.

APPROX 1,369 SQ FT OF ACCOMMODATION • 3 BEDROOMS • GENEROUS FRONT AND BACK GARDENS • OFF STREET PARKING • GARAGE/WORKSHOP • LARGE CONSERVATORY • 5.2 MILES TO YATTON STATION FOR MAINLINE SERVICES TO BRISTOL AND BEYOND – PADDINGTON 114 MINS • BRISTOL AIRPORT 6 MILES/BRISTOL 12 MILES/M5 JCT 21 8.5 MILES (ALL DISTANCES APPROX) • NO ONWARD CHAIN

10 Ladymead Lane is a traditional 1930's semi-detached house set in a generous plot in a peaceful secluded location. With scope for improvement (subject to planning permission) it is an ideal family home and is conveniently located in the catchment area for popular local primary and secondary schools and within walking distance of the local facilities within both Langford and Churchill.

Set back off the road a gravelled driveway with access to the garage and space for off- street parking leads to the front door. Entering the spacious hallway with plenty of room for coats and shoes, you will find to the right a generous through reception room with large window offering lovely views over the front garden. The rear of the room has an attractive open brick fireplace with stone hearth and a door leading through to the kitchen/ conservatory.

The kitchen fitted with a matching range of wall and base units also has a breakfast bar, an integrated double oven and gas hob together with space for an undercounter fridge and freezer. Behind this lies the expansive conservatory with plenty of room for a dining table and views over the attractive rear garden from the windows and French doors. To the left of the kitchen is the family bathroom and additionally a large storage room that is tucked behind the garage and could be used for a multitude of purposes or subject to approval integrated into the rest of the house. There is also potential for extending into and over the garage to expand the overall space this home has to offer.

Upstairs there are 3 bedrooms, the principal bedroom has a basin and traditional fireplace and offers far reaching views to the hills beyond. The second and third bedrooms both overlook the gardens and have views of the Mendip Hills beyond.





Outside – the gardens are a real feature of this property with mature hedging and pretty shrubs and trees including several palms and fruit trees. The front the house is framed by a mature conifer hedge and a sweeping driveway and lawn with a magnificent magnolia in the middle. A side return offers access to the rear where a pretty brick paved terrace outside the conservatory offers the opportunity for relaxing and al fresco dining and leads out onto a substantial lawn. There is also a garden shed.

Location – 10 Ladymead Lane is within walking distance of local shopping and social facilities at both Churchill and Langford. A more comprehensive range of shops is available at the nearby villages of Congresbury and Winscombe. There is a large, modern medical practice in the village and a petrol station and mini-market close by. Primary schooling is available in the village and secondary at the popular Churchill Academy and Sixth Form. Langford is well connected with easy access to mainline railway services, Bristol Airport, the M5 and central Bristol. 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

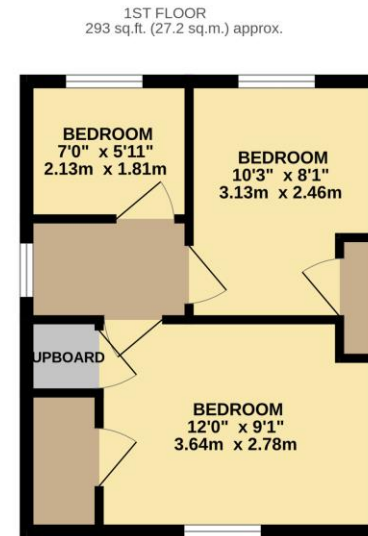
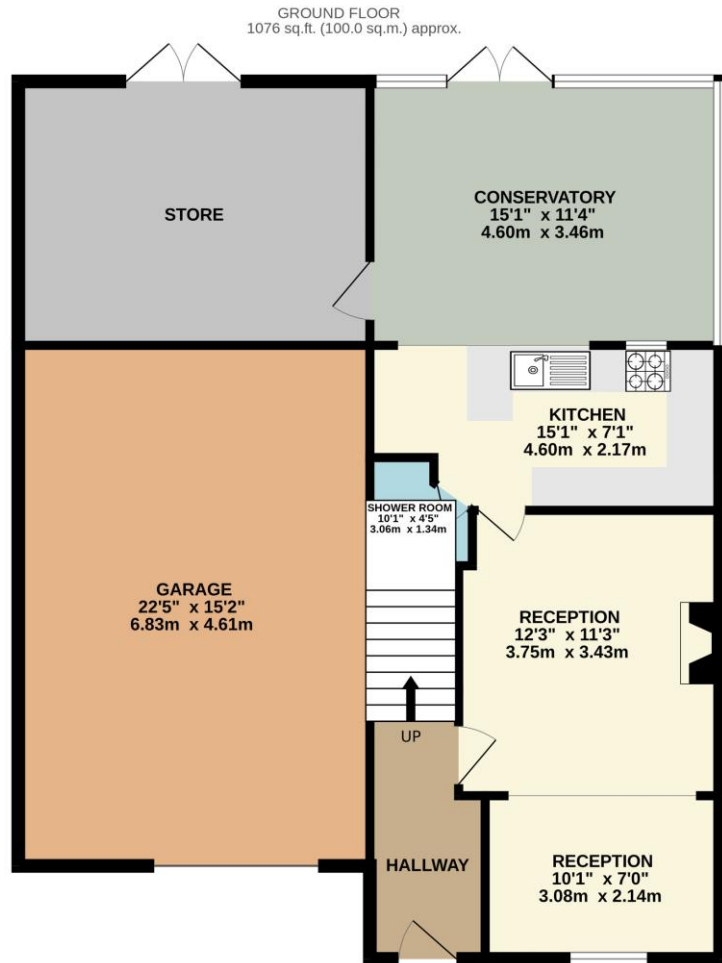


DIRECTIONS– From Robin King Estate Agents turn right onto High Street B3133. Continue on to Stock Lane and take the next right turn after Muntjac Road onto Pudding Pie Lane, continuing to the end and turning left onto Ladymead Lane. The property is approx. 0.2 miles along on the left hand side.

SERVICES – All mains services

EPC RATING – D

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144 – **COUNCIL TAX BAND C** £1,822.94 (2023/24) * Bandings for properties altered/extended since 1st April 1993 could be subject to review.



TOTAL FLOOR AREA : 1369 sq.ft. (127.2 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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