



**Rose Cottage**  
**Langford Road, Lower Langford, Bristol, BS40 5BW**

# ROSE COTTAGE, LANGFORD ROAD, LOWER LANGFORD, BRISTOL, BS40 5BW

A charming 3/4 bedroom character cottage with an enclosed cottage garden in a popular North Somerset location convenient for access to Bristol and beyond

**Approx 1,338 sq ft accommodation • Historical features including inglenook fireplace and wattle and daub walls • Newly fitted kitchen • Driveway parking • Lovely, enclosed garden • Popular village with thriving community • Yatton station within 5 miles for mainline railway services – Paddington from 114 mins • Bristol Airport 5 miles • Access to M5 within 9 miles at Jct 22 St George's (all distances approx)**

Believed to date from the early 17th century and included in the book “Every House Tells A Story” by the Langford History Group\*, Rose Cottage is a delightful country cottage steeped in history. It has a wealth of character features including 2' thick exterior walls, an inglenook fireplace, exposed beams and latched doors plus a delightful enclosed walled garden, and off-street parking for several cars.

A large, sheltered porch with useful storage leads to the wooden front door that opens directly into the spacious sitting room via a vestibule area. With exposed ceiling beams and a large inglenook fireplace to one end and a cosy wood burner to the other, this characterful room gives the first indication of the historical nature of Rose Cottage. Light streams in through the 2 windows with charming window seats overlooking the front garden.

Beyond the sitting room, a quaint internal hallway leads through to bedroom 4/snug/playroom which has direct access to the garden and a lovely high ceiling with Velux windows which delivers a superb sense of space and light. The family bathroom includes a small original stair window believed to date from the 17th century and is off a hallway providing further garden access.

The dining room features a triple bay window with wonderful views over the enclosed garden and leads on to the kitchen which has recently been renovated with a newly fitted sage green, shaker style kitchen with a well-planned range wall and base units and attractive contrasting work tops. The focal point is an attractive Stoves gas and electric range and there is also an integrated dishwasher, pantry style fridge/freezer and space for a washing machine and tumble dryer. Off the kitchen is another hallway providing garden access, beyond which is a double bedroom with a small en-suite shower room.

Upstairs there are 2 double bedrooms, both with beams and wonderful long views over the surrounding countryside and towards the Mendip Hills.





**Outside** – to the front there is off street parking for several cars and a pretty, enclosed front garden with a stone storage shed. To the rear the enclosed cottage garden provides scope for the keen gardener and is accessible from the road via a wooden gate, or via 3 different doors from the house. Mainly laid to lawn, with a variety of established shrubs and bushes, in one corner there is a raised terrace area and arbour to sit and enjoy the surroundings. An old cast iron pump provides another nod to the historical features of Rose Cottage and there is also a useful lean-to storage space.

**Location** – Langford offers local shopping and social facilities, a popular local pub, 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 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.

**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 take the High Street B3133 and bear left along Stock Lane and continue to the roundabout. Take the first exit onto Langford Road and continue for approx. 0.6 miles, passing the Langford Inn on the right, after which the property is approx. 0.2 miles further along, on the right-hand side.

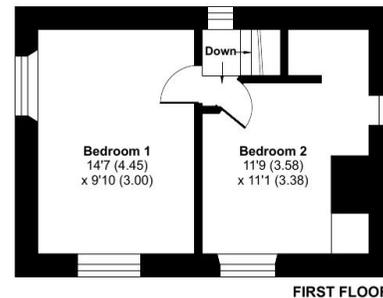
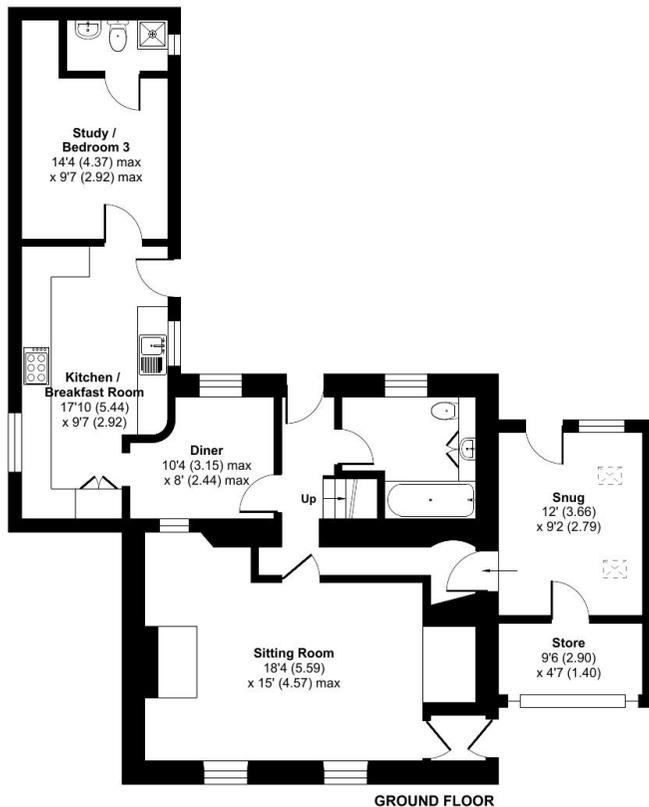
**SERVICES** – All mains services are connected. Gas central heating.

**EPC RATING** – E

**LOCAL AUTHORITY** – North Somerset District Council – Tel 01934 888144 – Band E £2306.60 (2021/22) \* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

### Lower Langford, Langford, Bristol, BS40

Approximate Area = 1338 sq ft / 124.3 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rncocom 2024. Produced for Robin King LLP. REF: 1104218

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