



36 Stockmead
Langford, North Somerset BS40 5JB

Robin King | Estate Agents

36 STOCKMEAD, LANGFORD, NORTH SOMERSET, BS40 5JB

A beautiful 2 bedroom, 2 bathroom home with separate workshop/studio in the sought after village of Langford with easy access to Bristol and beyond.

APPROX 1,089 SQ. FT ACCOMMODATION • 2 BEDROOMS • 2 BATHROOMS (1 EN-SUITE) • OPEN PLAN LIVING SPACE • WORKSHOP/STUDIO • STORAGE SHED • GARDEN • DRIVEWAY PARKING • CONVENIENT FOR VILLAGE PRIMARY SCHOOL AND IN CATCHMENT AREA FOR CHURCHILL ACADEMY & SIXTH FORM • MAINLINE RAILWAY SERVICES WITHIN 4.2 MILES AT YATTON – PADDINGTON FROM 114 MINS (ALL APPROX)

This beautifully presented two-bedroom chalet-style house is located on the edge of Langford, with easy access to the nearby vet school, local amenities including Tout's, several welcoming pubs, and a local school. Regular bus services provide convenient transport to central Bristol, making it an ideal spot for both students and professionals. Additionally, the property features a separate studio/workshop, ideal for working from home or as a hobby room.

Accessed through a welcoming front door, this home features a porch with ample storage space for coats, shoes, and more. The porch leads into an open-plan lounge/dining/kitchen area, boasting large windows that flood the space with natural light. The kitchen is fitted with walnut base and wall units, complemented by granite worktops, an integrated gas hob, a built-in oven, and a microwave oven. A doorway leads to the utility room, equipped with additional units, a sink, and space for a washing machine, tumble dryer, and fridge/freezers. The utility room also provides side access to the property.

From the main living area, a doorway opens to the inner hall. On the left is bedroom two, featuring dual-aspect windows, ample storage, and an en-suite bathroom with a Velux window, light-up mirror, and heated towel rail.

Upstairs, bedroom one offers a great space with ample eaves storage with sliding doors. The main shower room completes the upstairs and includes discreetly integrated storage, a heated towel rail, and an integrated toothbrush charger.





Outside – the property is approached through double gates with parking for two cars. A small wooden gate leads to the landscaped garden on the side of the property, designed for easy maintenance. The garden features raised planters and a flagstone path leading to a patio area. The studio/workshop is a beautiful space with light and power, ideal for a home office, studio, or occasional guest accommodation. On the opposite side, there is access to the rear yard with space for bins and a watertight secure storage shed, perfect for storing bikes.

Location – Langford village offers local shopping and social facilities plus a large, modern medical practice and a primary school. Nearby is a handy petrol station and mini-market and Churchill Academy and Sixth Form. Bristol and Weston-Super-Mare are within easy commuting distance with a regular bus service available and junction 21 of the M5 motorway is around 9 miles. Bristol International Airport is within 6.4 miles. Mainline railway services are available within 4.2 miles at Yatton, with direct services to Bristol and Paddington. The countryside around offers many activities including wonderful walks in the surrounding Mendip hills, along with 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



SERVICES – All Mains Services

EPC RATING – C

LOCAL AUTHORITY – North Somerset District Council – Tel 01934 888144

COUNCIL TAX BAND B £1,684.17 (2024/25)

* Bandings for properties altered/extended since 1st April 1993 could be subject to review.

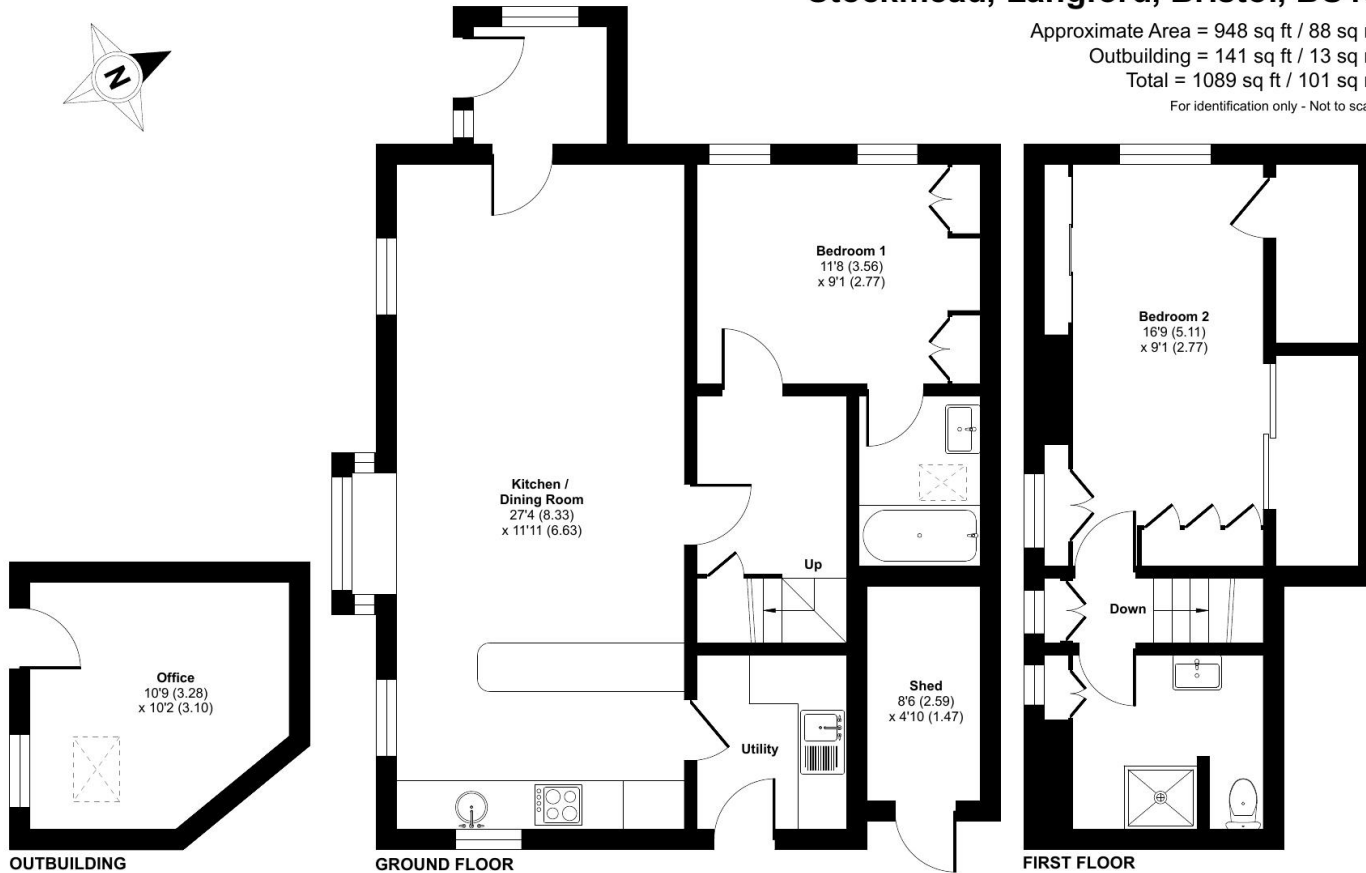
Stockmead, Langford, Bristol, BS40

Approximate Area = 948 sq ft / 88 sq m

Outbuilding = 141 sq ft / 13 sq m

Total = 1089 sq ft / 101 sq m

For identification only - Not to scale



OUTBUILDING

GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Robin King LLP. REF: 1151458

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