



STOCK FARM

STOCK LANE, LANGFORD, BRISTOL, BS40 5EU



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*A home of great charm and
character bordering open
farmland*

- Edwardian family residence
- Impressive and newly extended kitchen/
family room
- Fully self contained annexe
- Superb converted leisure suite
- 2 long gated driveways
- 5 bedrooms (2 en suite)
- 4 reception rooms
- Delightful private gardens of $\frac{3}{4}$ acre
- EPC Rating = E





DESCRIPTION

Believed to date to early 1900, this substantial and most appealing stone built farmhouse occupies beautiful level grounds in the heart of the rural Somerset countryside. With two gated entrances and a gravel driveway that sweeps beside adjoining open farmland which in conjunction with the garage provides parking for numerous vehicles. A more recent addition to the home is the most impressive garden room that was built as a self-contained leisure complex to house a heated indoor swimming pool. Most creatively, the pool has been concealed with beautiful engineered flooring transforming this area to a stunning high vaulted area for entertaining large numbers of family and friends.

The original part of the house contains much of the Edwardian charm and character coupled with a most impressive new kitchen/dining room extension that has truly bought the home into the 21st century. A canopied entrance porch leads into the welcoming reception hallway which still features the lovely tessellated flooring and a fine carved and turned staircase to first floor. Both principal reception rooms are set directly off the hallway, the lovely drawing room featuring a rare period polished slate mantel with pictorial inserts and a gentle step neatly dividing the room into two separate seating areas. The whole house exudes a sense of peace and tranquillity, typical of such solidly built homes of this era and further enhanced through the recent addition of smart double glazed windows throughout. The formal dining room, again with a fireplace providing a focal point to the room, has the same warm, stripped floorboards as the drawing room and also enjoys a pleasant outlook across the front grounds. A separate breakfast room would at one stage have been the original back kitchen and whilst no longer required for cooking, the Rayburn stove set within the chimney breast with original Welsh dresser beside retains a sense of history in the home and one can easily imagine housekeepers in years gone by dashing up and down the back staircase that leads from this room to the first floor.





The remodelling and extension of the kitchen took place in 2016 and great care has been taken to ensure that the design of this large and important room is such that it sits comfortable with the age of the house with use of neutral tones and natural materials. There is an expanse of granite, providing extensive work surfaces and occasional dining space. A series of high end appliances include a tall wine chiller, two Belfast style sinks, an integrated dishwasher, two integrated fridges, freezer, a three oven electric Aga with further twin oven Aga module providing a fan oven, grill and ceramic hob. There has been no compromise with the large adjoining utility room which also features granite and the same style storage cupboards, a twin Belfast sink and space for two free standing appliances. Beside the rear door is a most

useful walk-in store and a downstairs cloakroom. Of particular note to car lovers, this rear door leads through a covered car port with bio-fold glazed doors to the front driveway. This area provides a direct link through to the adjacent annexe. Arranged over two floors, the self contained annexe is a terrific space for those with a dependant relative or perhaps someone seeking to generate a second income without compromising the privacy of the main home. At first floor there is a bathroom with open plan bedroom and at garden level a sitting area and a fitted kitchen/diner with Hotpoint oven, hob and space for washing machine/dishwasher. Also within the kitchen is the Worcester oil fired central heating boiler providing heating for the annexe alone. Within the main house, at first floor there are five bedrooms,

two of which are en suite with a Victorian style family bathroom. The master en suite is worthy of particular note having been fitted with beautiful hand crafted oak.

The former leisure suite is approached via a small garden ante room with adjacent bar area. For those that decide to open up and utilise the pool, the owners have retained the convenience of showers, WC and sauna room. The enormous garden room with open trusses, a pine clad ceiling and exposed brickwork suggests a Scandinavian influence and with a series of three sliding doors to the gardens, allows guest to drift in and out of the grounds on warm summer days. For darker winter months, a lovely wood burning stove has been installed.



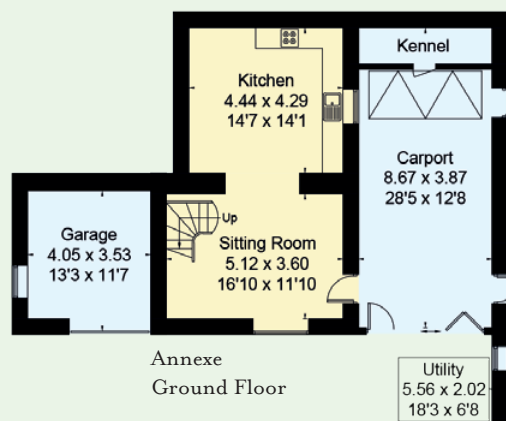
OUTSIDE

The house sits in grounds of some $\frac{3}{4}$ of an acre with a wonderful expanse of lawn to the front interspersed with flowering cherry, a small orchard and an attractive ornamental fishpond with central water feature. A path to the side of the house leads past a smart and well maintained greenhouse, past three raised vegetable beds to a large lawn bordered by pretty well stocked flower borders. An octagonal timber gazebo sits alongside the open pasture land, perfectly placed to capture afternoon and early evening sunshine with further entertaining areas on the covered terrace with outdoor pet shower and space for a hot tub. Conveniently set directly off the new kitchen is a lovely sheltered barbeque area with further raised herb beds and specimen Ceanothus providing seasonal colour and form.

Truly a delightful, level garden which will certainly be large enough for most families offering privacy, seclusion and a wonderful rural outlook.

SITUATION

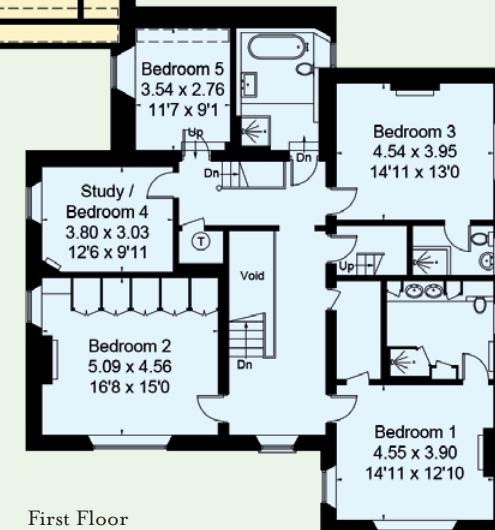
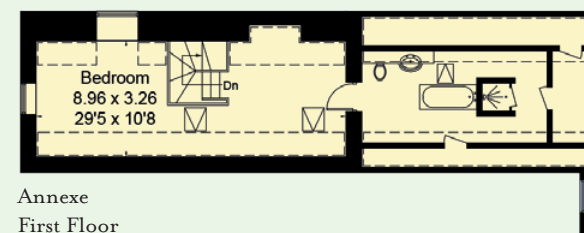
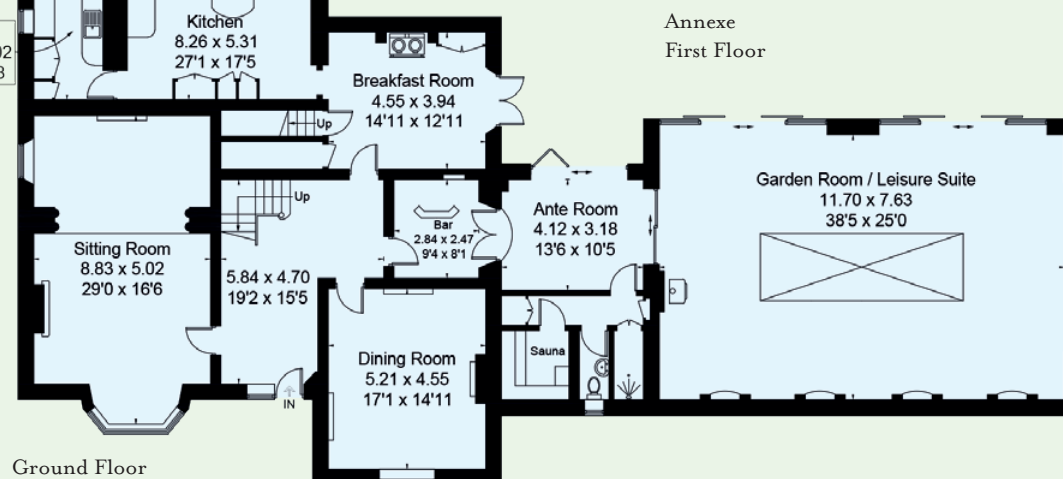
Langford offers local shopping and social facilities and the nearby villages of Congresbury and Winscombe have a more comprehensive range of shops. Primary schooling is available close by and the excellent Churchill Academy and Sixth Form with its adjoining sports complex is only a short walk away. Bristol and Weston-super-Mare are within easy commuting distance with a regular bus service available and there are two M5 motorway access points, at Clevedon and St.Georges and easy access to the M32 and M4 for travelling to London. Bristol International airport is just 7 miles distant along the A38. The village of Yatton (approximately 4 miles distant) has a mainline railway station with direct services to London. The countryside around offers many activities including riding, sailing, fishing, walking and several golf courses and there is close proximity to The Club at Cadbury House in Congresbury with its award winning health club, spa and hotel.



= Reduced headroom below 1.5

Utility
5.56 x 2.02
18'3 x 6'8

Ground Floor



Approximate gross internal floor area:

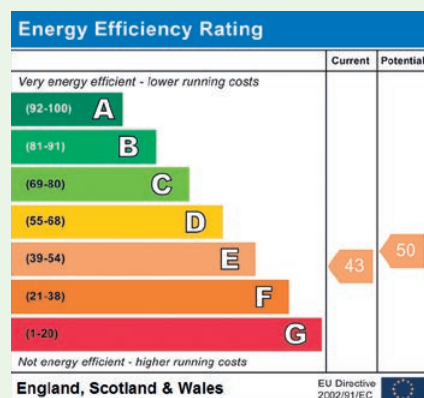
Main House: 467.8 sq m / 5035 sq ft

Annex = 101.2 sq m / 1089 sq ft

Garage = 13.9 sq m / 150 sq ft

Total = 582.9 sq m / 6274 sq ft (Excluding Void / Carport)

For identification only. Not to scale.



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