

**STUART
OLIVER**
RESIDENTIAL



The Byre, Lower Langford, Langford, BS40 5BL
£675,000 Freehold

The Byre, Lower Langford, Bristol, BS40 5BL



- Beautiful character home
- Three good size bedrooms
- Two large reception rooms
- Excellent condition throughout
- Fabulous country style - kitchen/breakfast room
- Two wood burning stoves
- Downstairs shower room
- Parking for numerous cars
- Double garage

A beautiful three bedroom linked detached home full of character and charm including two log burners. This was formally a farm out building that was converted into this lovely family home in the eighties. The property enjoys views over the neighbouring fields and countryside from most windows. The location of this property is very private being accessed off a lane shared by just two other properties and surrounded by fields and paddocks. This is a wonderful home and the property has recently had a brand new boiler fitted and is offered for sale with no onward chain. An internal inspection is highly recommended to fully appreciate all the charm and character on offer.



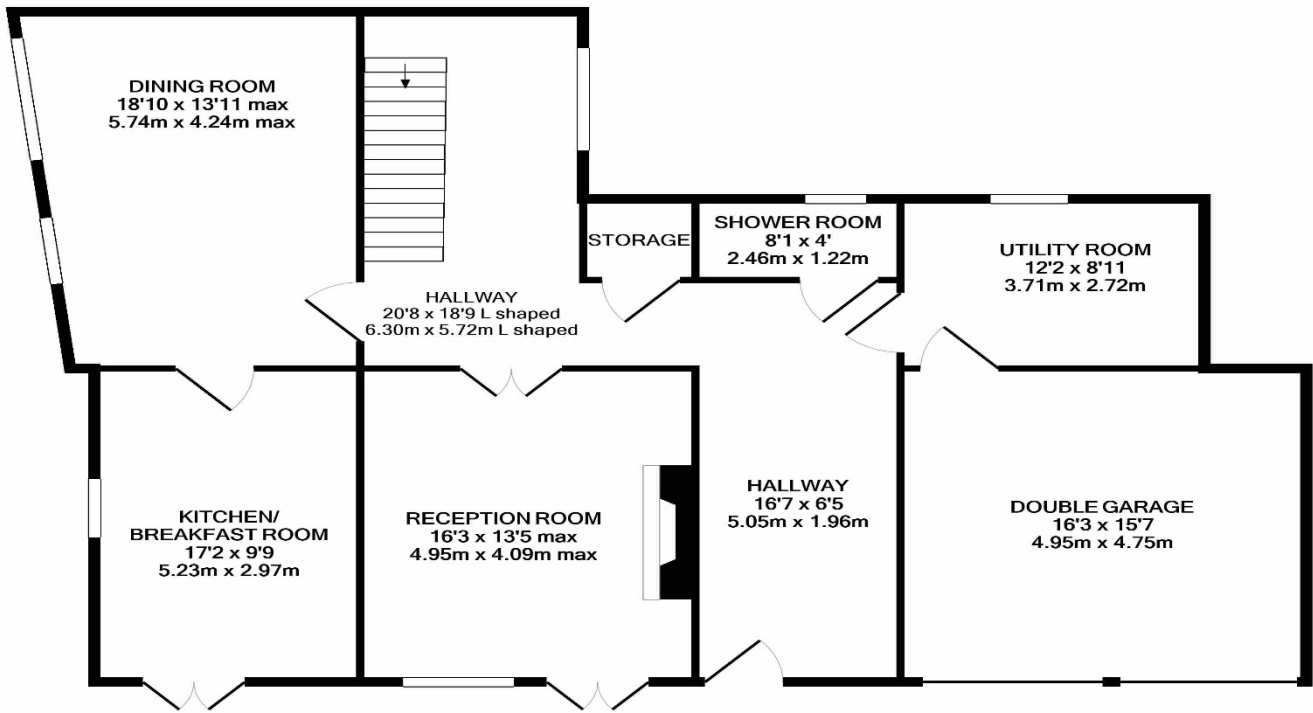


Upon entering this beautiful home, you are greeted by a spacious hallway which leads to a central staircase to the first floor. The ground floor offers wonderful entertaining space including a reception room with a central exposed wooden beam and a cosy wood burning stove. The reception room has lovely views and double doors out to the garden. The dining room is large and has an exposed central wooden beam and has plenty of space for numerous dinner guests, a corner wood burning stove will keep your guests warm. There are two windows, one having a fitted window seat. The fabulous kitchen/breakfast room is accessed via the dining room and offers plenty of base and eye level handmade units including a plate rack and a good amount of work surface. This country style kitchen has a built-in range cooker with an extractor fan over, built in dishwasher, space for a large fridge/freezer, and a lovely butler style double bowl sink with integrated drainer. The kitchen has a slate floor and double doors leading out to the garden. The ground floor also offers a spacious utility room with space and plumbing for a washing machine, tumble dryer, numerous base and eye level units and a door to the double garage. On the ground floor there is also shower room and a storage cupboard housing the gas boiler.

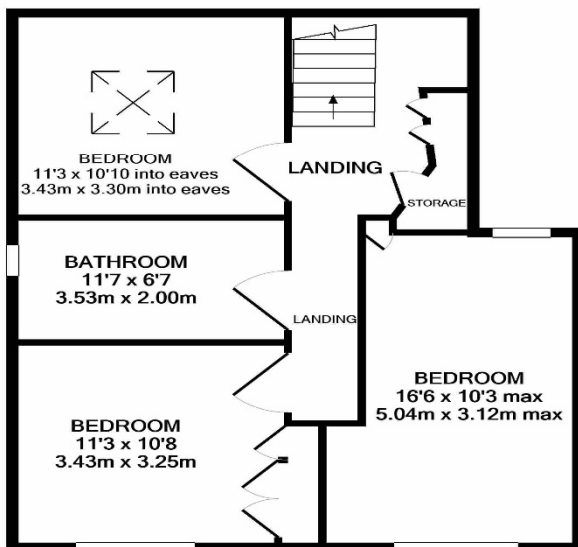
Upstairs there is a landing with a large Velux window and plenty of storage cupboards. There are three good size bedrooms two having built in storage. The views from the two double bedrooms are over neighbouring fields and paddocks. The family bathroom is spacious and comprises of a matching white suite including a separate shower cubicle.

The property has a lovely front garden with a large patio area for alfresco dining and an abundance of mature shrubs and trees. There is parking for several cars and a double garage.





GROUND FLOOR
APPROX. FLOOR
AREA 1432 SQ.FT.
(133.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 588 SQ.FT.
(54.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 2021 SQ.FT. (187.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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