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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Stonehaven Langfords Lane, High Littleton, Bristol, BS39 6HN



£625,000

A rare opportunity to buy a tucked away four bedroom detached home on the edge of the village with views to open fields and beyond.

- Tucked away location
- Delightful views over open countryside
- Double garage and plenty of further off-street parking
- Open aspect rear garden with a BBQ and pizza oven area
- Generous size sitting room
- Separate dining room
- Large summer house with power
- Four double bedrooms
- No onward chain



GROUND FLOOR
1091 sq.ft. (101.3 sq.m.) approx.



1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 1850 sq.ft. (171.8 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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Stonehaven Langfords Lane, High Littleton, Bristol, BS39 6HN

Nestled on the outskirts of the charming village of High Littleton, this splendid detached house on Langfords Lane offers a perfect blend of comfort and elegance. With four spacious bedrooms, this property is ideal for families seeking a tranquil retreat while still being within easy reach of local amenities.

The house boasts two well-appointed bathrooms, ensuring convenience for all residents. The separate sitting room is a delightful space, featuring a wood burner that adds a touch of warmth and character, making it perfect for cosy evenings in. The dining room provides an inviting area for family meals and entertaining guests, enhancing the home's appeal.

Outside, the property is complemented by a lovely garden that offers delightful views, creating a serene environment for relaxation and outdoor activities. Additionally, the double garage and further off-street parking provide ample space for vehicles, ensuring practicality for busy households.

This residence is not just a house; it is a home that promises comfort, style, and a wonderful lifestyle in a picturesque setting. Whether you are looking to settle down or invest, this property is a remarkable opportunity not to be missed.

The village of High Littleton has plenty of amenities including a local shop, hairdresser and primary school. There are local playing fields and plenty of walks to enjoy the countryside. The village location makes for ideal access to Bath 9 miles, Bristol 12 miles and Wells 10 miles.

In fuller detail the accommodation comprises (all measurements are approximate):

PORCH 0.30m.24.99m x 0.00m.24.08m (1.82 x 0.79)

Enclosed porch with UPVc door with double glazed windows each side. Glass panel door with a transom above leads to the

HALLWAY 5.61 x 2.81 (18'4" x 9'2")

Staircase to the first floor. Dado rail and a coved ceiling. Double doors lead into the

SITTING ROOM 6.04 into bay x 4.21 (19'9" into bay x 13'9")

bay window with a double glazed window. Wood burner with a hearth and a wood mantle above. Radiator. Coved ceiling and a dado rail.

REAR RECEPTION / DINING ROOM 3.78 x 3.56 (12'4" x 11'8")

Double glazed window with a side aspect and double glazed patio doors with an outlook to the garden.

KITCHEN 3.99 x 3.23 (13'1" x 10'7")

Double glazed window with a front aspect. A range of wall and base units comprising cupboards and drawers with laminate worktops and matching upstands. White inset sink with a mixer tap. There is a built-in five burner gas hob, double oven and a dishwasher. Space is provided for an American fridge freezer. There is a separate breakfast bar area with matching work top. Radiator and ceiling spot lights.

UTILITY ROOM 3.23 x 1.48 (10'7" x 4'10")

Double glazed window with a rear aspect. Double glazed door leads to the rear garden. Base unit and work top matches the kitchen units. Inset stainless steel sink with a mixer tap. Space for a washing machine. Worcester combi boiler, radiator.

CLOAKROOM 1.79 x 0.86 (5'10" x 2'9")

Double glazed frost window. Basin with a tile splashback. Radiator. Tongue and groove panelling to waist height.

LANDING

Galleried landing with the loft access and a double glazed window.

BEDROOM 4.02 x 3.23 (13'2" x 10'7")

Double glazed window with a front aspect and offering delightful views to the fields and beyond. Coved ceiling. Storage cupboard. Radiator. Door to

ENSUITE 2.23 x 1.44 (7'3" x 4'8")

Double glazed frosted window with rear aspect. Shower cubicle with glass panel and door with Aquaback boards. vanity basin, bidet and a toilet. Part tiled walls. Heated towel rail.

BEDROOM 4.21 x 2.77 (13'9" x 9'1")

Double glazed window with a front aspect with lovely views. Radiator.

BEDROOM 4.21 x 2.73 (13'9" x 8'11")

Double glazed window with a side aspect and views to the fields.

BEDROOM 3.77 x 3.57 (12'4" x 11'8")

Double glazed window with side aspect. Built in cupboards.

BATHROOM 2.78 x 2.05 (9'1" x 6'8")

Double glazed frosted window. Panel bath with a mixer tap and personal shower attachment. Pedestal basin. Corner shower cubicle with sliding doors and Aquaback boards. Part tiled walls. Toilet and a pedestal basin.

OUTSIDE

FRONT AND SIDE

Mainly laid to block driveway offering ample parking space and leads to a double garage. To the front is a low level wall. The side has a shed and a large summer house with power, light and a wood burner. There is also a stoned chipped area and flower beds.

REAR GARDEN

This delightful garden offers great space and open views to the fields. A generous patio area is available with a covered BBQ area including a pizza oven making this a wonderful area to socialise and alfresco dining. The garden is laid mainly to lawn with fencing to the rear and side. A side gate gives easy access to the garden. To the rear of the garden is a further open storage shed.

TENURE

Freehold

COUNCIL TAX

According to the Valuation Office Agency website, cti.voa.gov.uk the present Council Tax Band for the property is F. Please note that change of ownership is a 'relevant transaction' that can lead to the review of the existing council tax banding assessment.

ADDITIONAL INFORMATION

Local authority. Bath and North East Somerset Services. All mains services connected
Broadband Ultrafast 1000mps source Ofcom
Mobile phone. EE O2 Three Vodafone. outdoors all likely. Source Ofcom
The property is with in a coal mining reporting area

