



GOODMAN
& LILLEY

THE WHITE HOUSE STATION ROAD

BRISTOL
BS40 5DB



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- An elegant and beautifully updated period residence
- 2.5 acres of stunning gardens and paddocks
- Separate Annexe
- Sought-after North Somerset village location
- Approximately 3,060 sq ft of versatile accommodation

LOCATION

Langford is a sought-after North Somerset village offering an excellent balance of countryside living and commuter convenience. Local amenities include a village shop, petrol station, doctors' surgery, and the highly regarded Churchill C of E Primary School. Nearby Churchill provides further services including a post office, acclaimed Churchill Academy, traditional pubs and popular eateries.

Transport links are excellent:

- 14 miles to Bristol
- 7 miles to M5 Junction 21
- 5 miles to Bristol Airport
- 12 miles to Wells
- 4 miles to Yatton station (services to Bristol, Weston, London via connection)
- 9 miles to Nailsea & Backwell station

THE MAIN HOUSE

Internally, the home showcases a wealth of period detail—flagstone floors, panelled doors, timber double-glazed sash windows, original fireplaces—balanced with high-quality contemporary upgrades.

Key features include:

- Five reception areas in total (four in the main house)
- Four spacious bedrooms in the main house
- A double utility/boot room
- A superb 17th-century sitting room with its original stone fireplace and flagstones
- A beautifully updated kitchen featuring oiled oak worktops and engineered oak flooring that flows into the adjoining reception room
- A newly fitted luxury bathroom with double-ended natural stone freestanding bath
- A new shower room with bespoke solid oak/ceramic double sink unit, smart mirror and 1.5m walk-in shower
- A light-filled garden room linking the main house and annexe, with underfloor heating, making it usable year-round
- A fully updated gas central heating system with smart remote operation
- Recent major works including:
 - o Full exterior repaint (last 12 months)
 - o Extensive roof works: new felting & flashing, re-rendered chimneys, slate tiles removed and relaid, plus new rear roof slates

The property is not listed, giving future owners flexibility.







THE ANNEXE

A superb independent living space, ideal for multi-generational living, guests, rental income or Airbnb (subject to required consents). Currently open to the main house but easily separated by reinstating a partition.

It includes:

- Double bedroom
- Large sitting room
- Kitchen
- Generous bathroom with walk-in shower

TOP TEN FEATURES

1. 3,060 sq ft of versatile accommodation including an easily separable annexe ideal for relatives, guests or income.
2. 2.5 acres of exceptional grounds with paddocks, cottage garden, pond, and numerous useful outbuildings.
3. Direct adjacency to Hayvatt Green with riding rights and bridleways – rare equestrian opportunity.
4. A beautifully balanced blend of 17th-century character and high-quality modern upgrades.
5. Extensive recent works including new roof felting/flashing, restored slates, exterior repaint and fully updated smart heating system.
6. Stunning new kitchen, luxury bathroom, and contemporary shower room.
7. Flexible five reception rooms and five bedrooms, perfect for large families or blended households.
8. Expansive new patio offering exceptional outdoor living and entertaining space.
9. Quiet, private setting with mature screening, yet easy access to Bristol, M5, airports and rail.
10. Not listed, allowing far more freedom for future owners than most period homes.

GROUNDS AND SETTING

Set behind mature trees and shrubs providing exceptional privacy, The White House is approached via a five-bar gate and generous gravelled driveway offering ample parking.

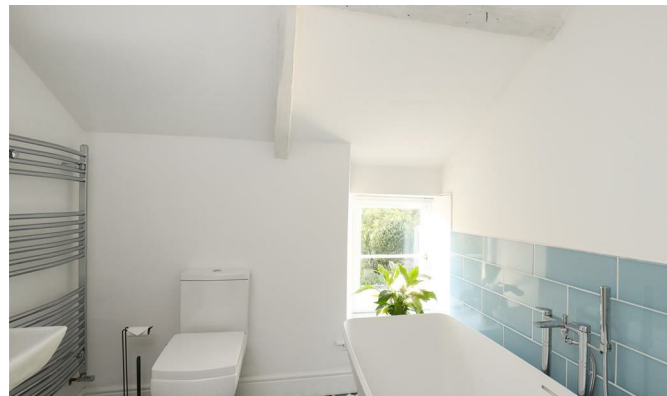
The grounds are a standout feature:

- A charming formal cottage garden with ornate pond
- A productive vegetable garden
- Two separate paddocks, ideal for equestrian use
- Outbuildings including sheds, garden room/potting shed, store room, grapevine, and fruit trees
- A newly laid expansive patio leading directly from the conservatory, perfect for outdoor entertaining

Adjacent to the property lies Hayvatt Green, a parcel of common land offering riding rights and two bridleways. Previous owners explored the idea of a bridge over the stream for direct pony access.

Private drainage is provided by a septic tank. The property sits in North Somerset Council, Council Tax Band G.





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FLOORPLAN

FOR GUIDANCE ONLY, NOT TO SCALE AND NOT TO
BE RELIED UPON AS A STATEMENT OF FACT.

TOTAL SQUARE FOOTAGE
3060.00 SQ FT

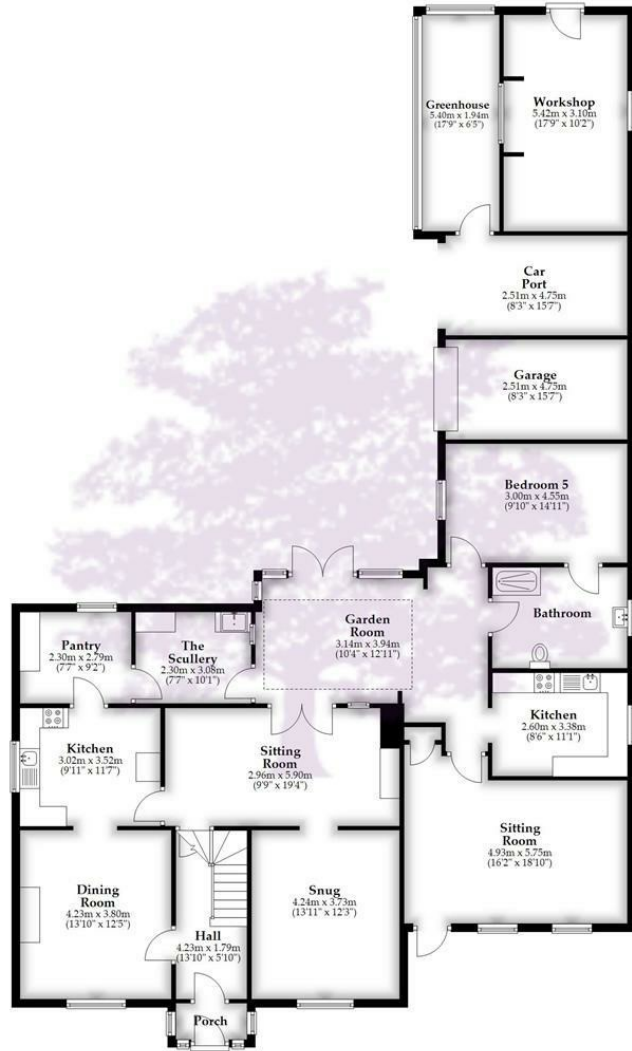
COUNCIL TAX BAND : G

RECEPTION ROOM : 5

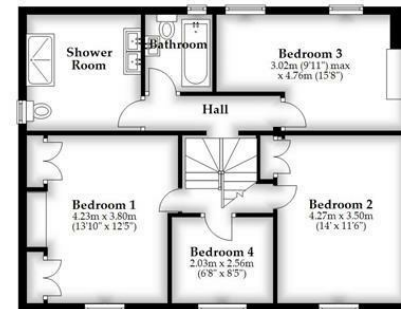
BEDROOMS: 5

BATHROOMS : 3

FREEHOLD



Ground Floor



First Floor

Total area: approx. 284.3 sq. metres (3060.3 sq. feet)

Whilst every attempt has been made to ensure accuracy of the floor plan all measurements are approximate and no responsibility is taken for any error, omission or measurement.
Plan produced using PlanUp.





GOODMAN & LILLEY

HENLEAZE

156 Henleaze Road
Henleaze BS9 4NB
henleaze@goodmanlilley.co.uk

0117 213 0777

PORTISHEAD

36 High Street
Portishead BS20 6EN
sales@goodmanlilley.co.uk

01275 430 440

SHIREHAMPTON

9 High Street
Shirehampton BS11 0DT
shire@goodmanlilley.co.uk

0117 213 0333

LETTINGS

lettings@goodmanlilley.co.uk

01275 299 010

0117 213 0101

LAND & NEW HOMES

156 Henleaze Road
Henleaze BS9 4NB
LNH@goodmanlilley.co.uk

0117 213 0151

CLEVEDON

28 Hill Road
Clevedon, BS21 7PH
clevedon@goodmanlilley.co.uk

01275 403 660

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