hollis morgan

Brookside Cottage Bath Road, Upper Langford, North

Auction Guide Price +++ £525,000

- FOR SALE BY ONLINE AUCTION
- WEDNESDAY 22ND JULY 2026
- VIRTUAL TOUR NOW ONLINE
- VIEWINGS – REFER TO DETAILS
- LEGAL PACK COMPLETE
- JULY LIVE ONLINE AUCTION
- FREEHOLD DETACHED HOUSE
- MATURE GARDENS | EXCELLENT ACCOMODATION
- REDUCED - WAS £750K
- EXTENDED 8 WEEK COMPLETION

Hollis Morgan – JULY LIVE ONLINE AUCTION – A Freehold DETACHED COUNTRY COTTAGE (1987 Sq Ft) occupying a MATURE GARDEN | Garages and Outbuildings with POTENTIAL | Reduced from £750k

Brookside Cottage Bath Road, Upper Langford, North Somerset, BS40 5DN

Accommodation

FOR SALE BY LIVE ONLINE AUCTION

ADDRESS | Brookside Cottage, Bath Road, Upper Langford, North Somerset BS40 5DN

Lot Number 48

The Live Online Auction is on Wednesday 22nd July 2026 @ 12:00 Noon
Registration Deadline is on Friday 17th July 2026 @ 16:00

The Auction will be streamed LIVE ONLINE via the Hollis Morgan website & you can choose to bid by telephone, proxy or via your computer. Registration is a simple online process – please visit the Hollis Morgan auction website and click "REGISTER TO BID"

THE PROPERTY

Brookside Cottage is a charming Freehold detached home occupying a mature plot adjacent to the Langford Brook with privacy and seclusion in the Mendip Hills 'ANOB' yet within easy access of local amenities. The property is offered in excellent decorative order with accommodation (1987 Sq Ft) arranged over two floors with character and features throughout including a modern kitchen and large conservatory overlooking the gardens with log burner. There are two further reception spaces, with feature fireplaces and log burners plus an additional bedroom 4 / study and bathroom. Upstairs, via an impressive stone spiral staircase are 3 bedrooms and the family bathroom.
There are mature gardens to both the front and rear of the property with an additional outbuilding. The property has vehicular access alongside the brook leading to a generous garage adjacent to the cottage with parking / turning area plus a second entrance at the rear of the house with access to another larger garage and gardens.
Sold with vacant possession.

Tenure - Freehold
Council Tax - F
EPC - E

THE OPPORTUNITY

HOME IN MATURE GARDENS

The property has been a much loved home for many years and is ready for immediate occupation in this sought after location with wonderful walks on your doorstep.

OUTBUILDINGS | GARAGES | POTENTIAL

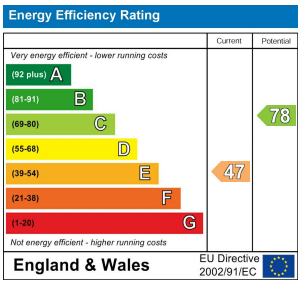
The garages and outbuildings may offer scope for development with potential for additional accommodation subject to gaining the necessary consents.

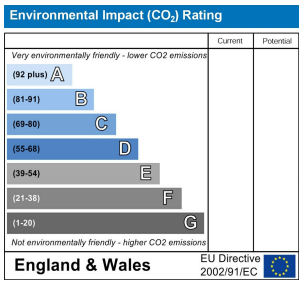
REDUCED PRICE | AUCTION

The property was originally listed with respected local agents with an asking price of £750,000 and more recently £625,000 - now has a reduced guide price for sale by auction.

Floor plan

EPC Chart





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Auction Property Details Disclaimer

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