



Maysmead Cottage Greenwell Lane

Langford, Bristol

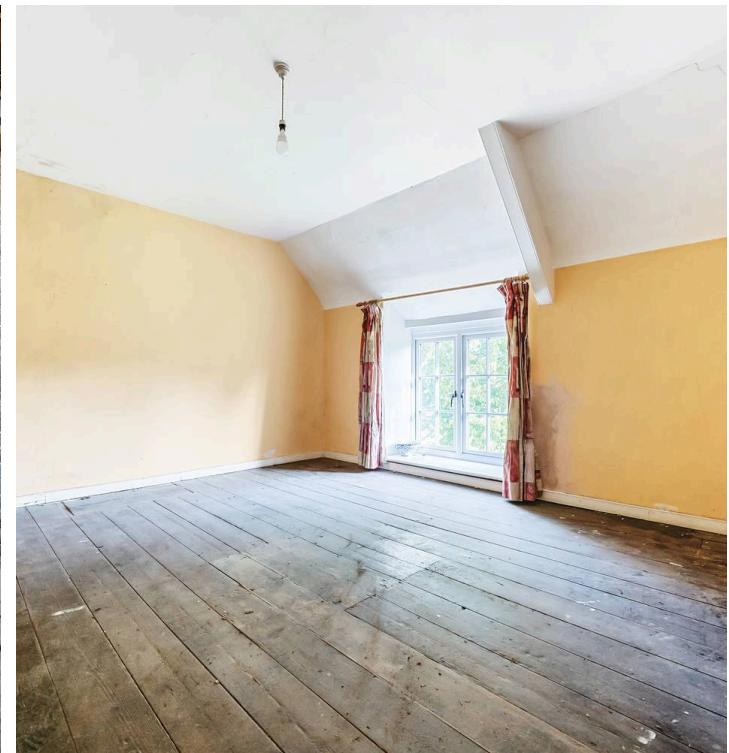
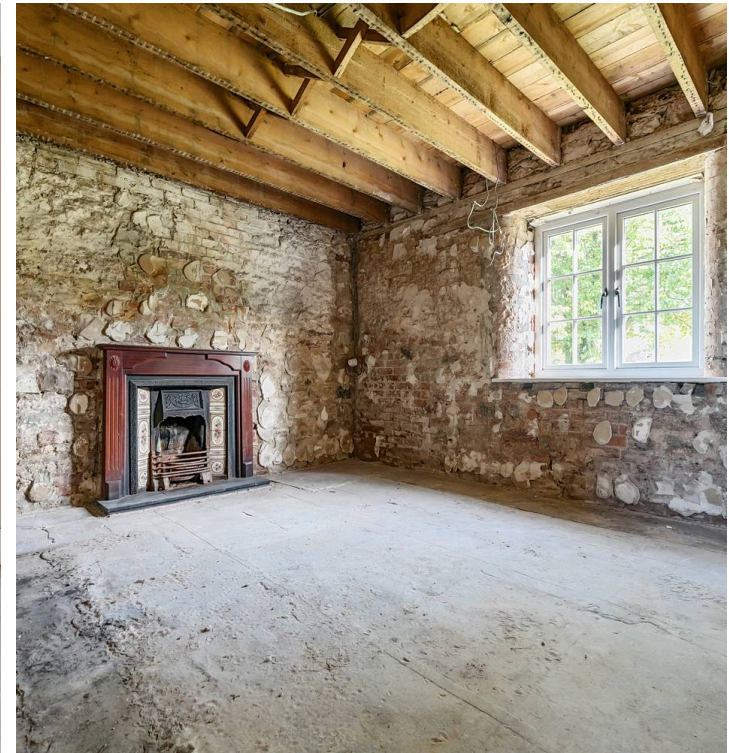
A rare opportunity to create a substantial 5 bedroom, 4 bathroom property (with full planning permission already granted) located in an idyllic location with spectacular rural views. It has a large private garden and offers easy access to Bristol and beyond.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: G

- Approx 2383 Sq Ft Of Flexible Accommodation With Full Planning Permission To Extend To 2400 Sq/ Ft
- 3 Bedrooms With Potential To Extend To Five Bedroom Family Home
- Large Garden
- Traditional Somerset Cottage Believed To Date Back To 1800's
- Panoramic Views Of Surrounding Farmland
- In Catchment For Popular Local Schools
- Easy Access to Bristol Airport/M5/Mainline Railway Services And Bristol City Centre
- NO ONWARD CHAIN







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Langford, Bristol

Maysmead Cottage, believed to date back to the 1800s, has been in the same family for several generations. It is situated in an idyllic rural, yet not isolated location on the edge of the popular village of Langford, which nestles at the foot of the Mendip Hills AONB (Area of Outstanding Natural Beauty). This traditional cottage backs onto open farmland, creating delightful vistas to the rear and is set within a generous, completely private garden surrounded by stone walls, mature hedging, and several fabulous mature trees.

Currently a three-bedroom property, it requires complete modernisation. Full planning permission has already been granted to extend it into a five-bedroom family home, offering approximately 2,400 to 2,500 sq. ft. (inc. garage) of flexible accommodation.

This is a rare renovation opportunity, providing a fantastic chance for the buyer to create the home of their dreams.

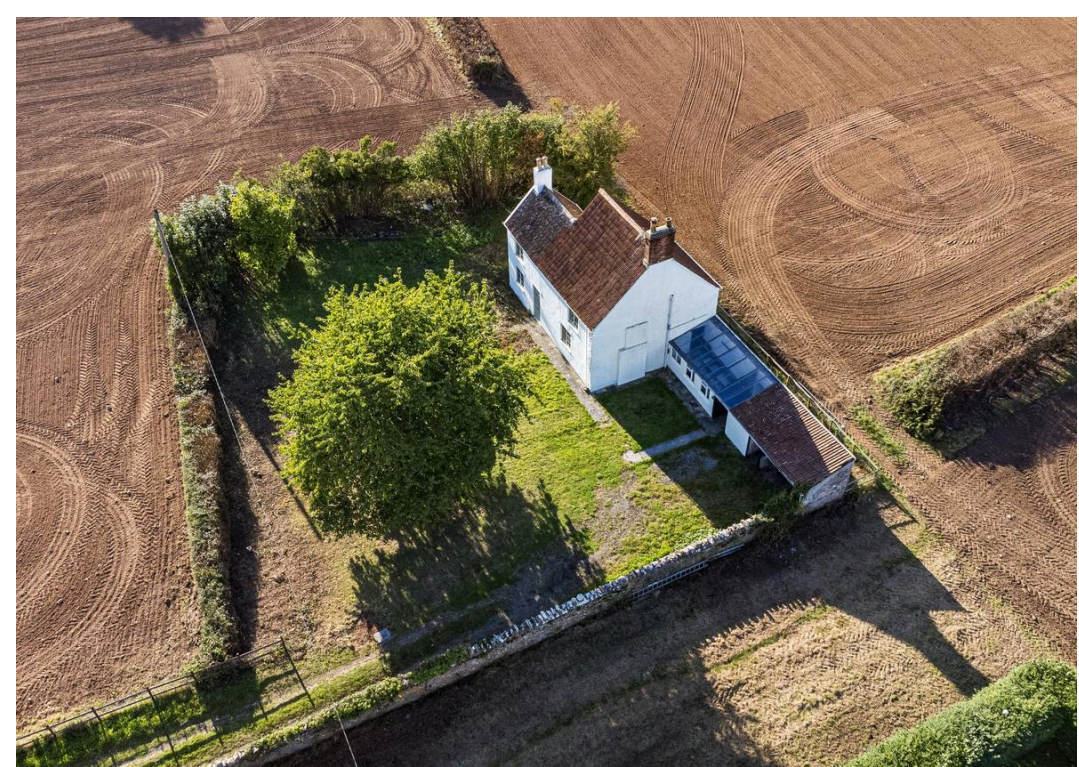
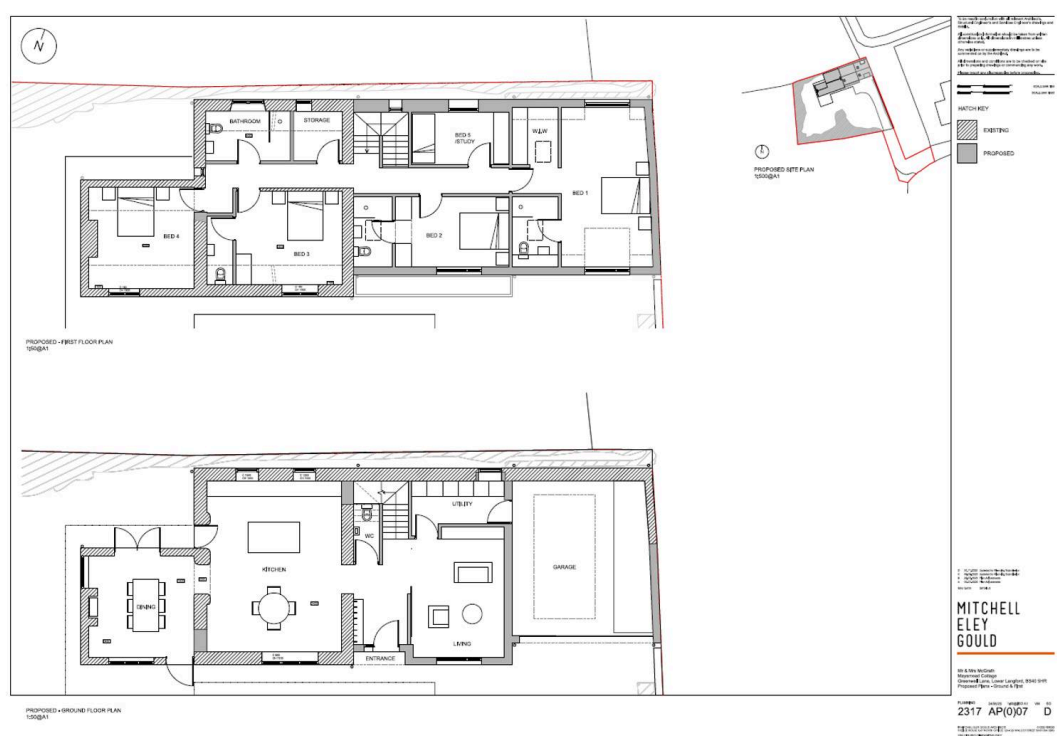
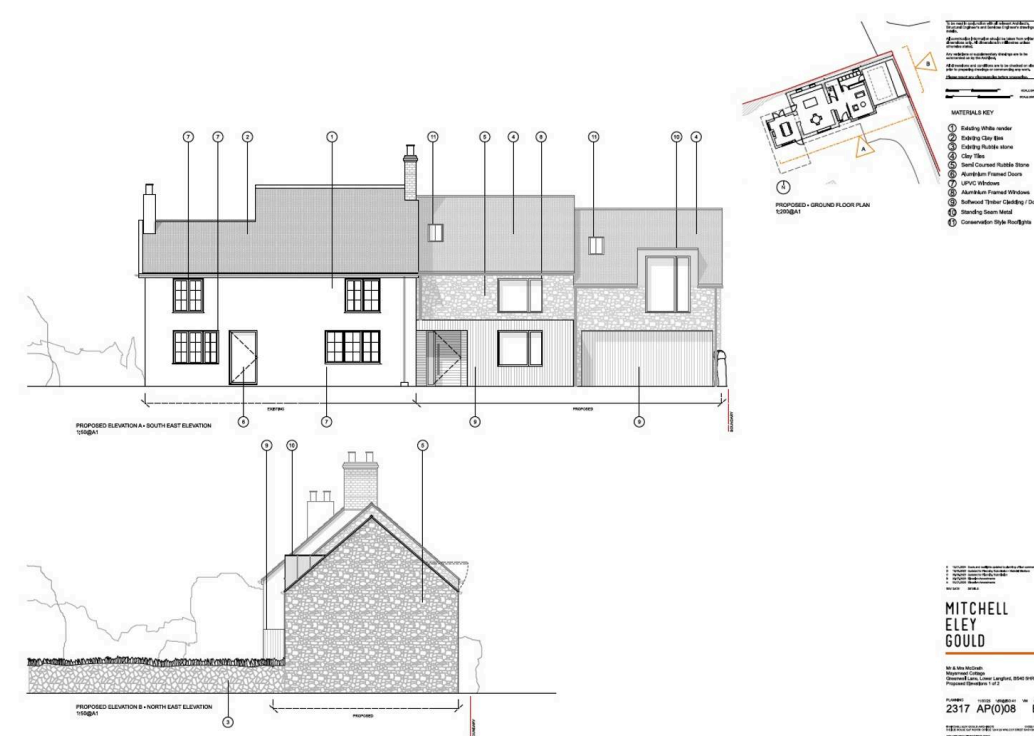
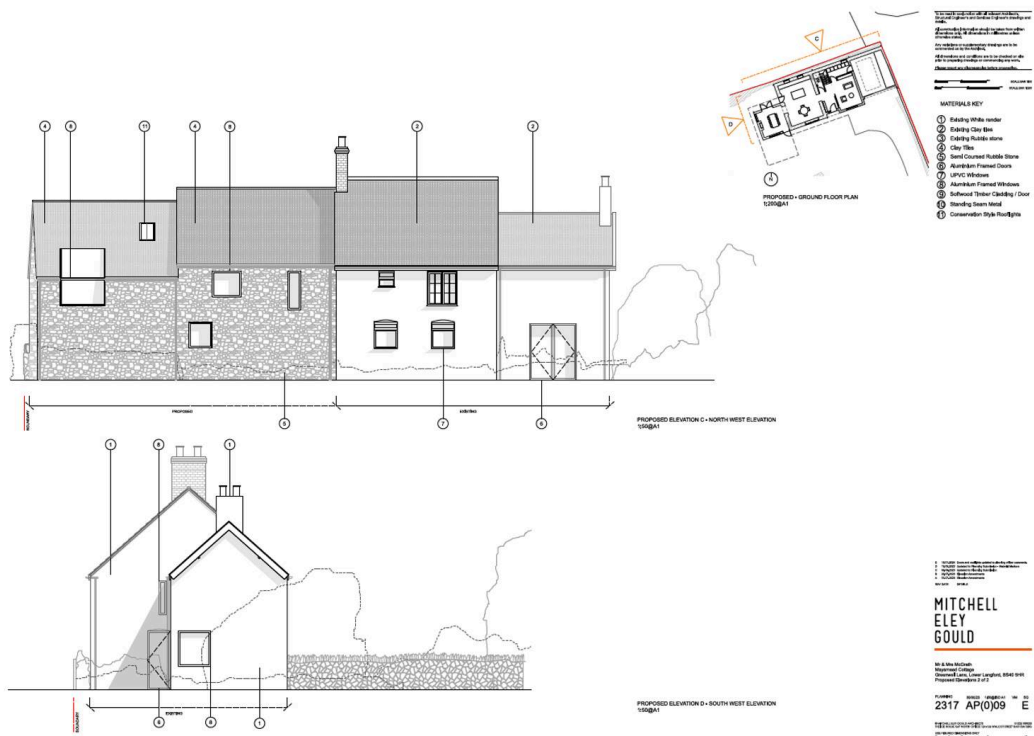
A long driveway leads to an incredibly attractive, white-rendered cottage with a contrasting terracotta-tiled roof. Inside, there are two reception rooms on either side of the hallway, both featuring deep recessed windows with views over the front garden and traditional open fireplaces. To the rear, the kitchen/breakfast room offers incredible views over open farmland. A wooden door opens to reveal a sunroom/store.

Upstairs, there are two double bedrooms and a single bedroom, all with wooden floors. The principal bedroom features a pretty cast iron fireplace. In addition to the bedrooms there is also a reasonable tiled family bathroom.

Outside

Maysmead Cottage has a long, gated driveway continuing round to the side of the property which sits well back in its sizable garden. A lovely tranquil space, it has a spacious lawn which is framed by walling and yew hedging and there is a magnificent, mature cherry tree. The grounds provide plenty of parking which should the new owner wish could be more formally laid out.

There are several storage sheds to the right of the property which under the new plans will be incorporated into both the new house and an attached garage.



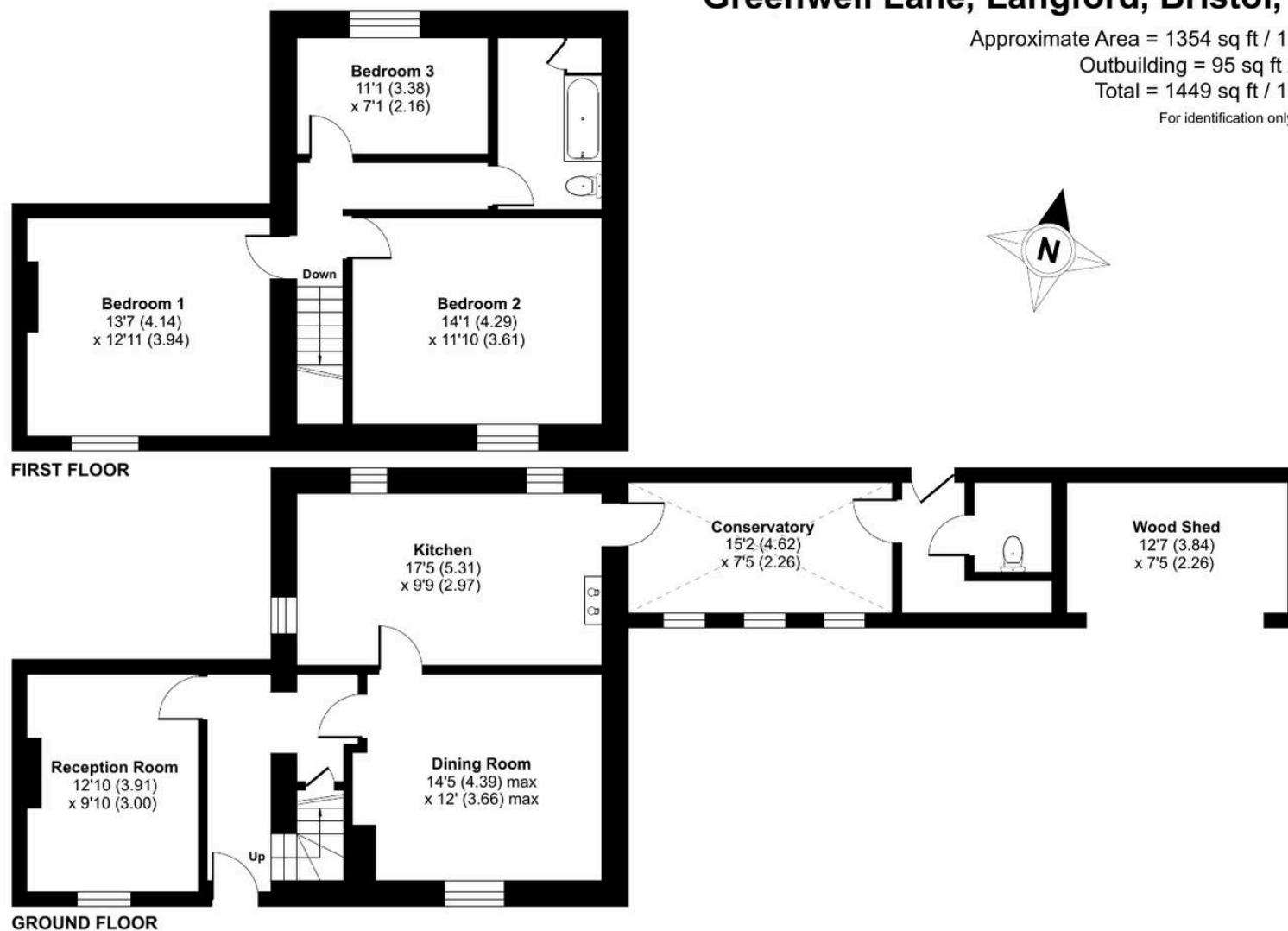
Greenwell Lane, Langford, Bristol, BS40

Approximate Area = 1354 sq ft / 125.7 sq m

Outbuilding = 95 sq ft / 8.8 sq m

Total = 1449 sq ft / 134.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024.
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