



**Milfort Coach House
Lower Langford, North Somerset
BS40**



A well-presented detached former coach house situated in a private setting with enclosed south facing garden, situated within the park-like grounds of Milfort House.

Bristol 12 miles, Bristol Airport 5 miles, Wells 12 miles, M5(J21) 7 miles, Rail Stations at Yatton 6 miles and Backwell 9 miles (all distances are approximate).

Local Authority: North Somerset Council: Tel 01934 888 888

Services: All main services connected to the property. Gas fired central heating. Broadband provided by True Speed.



The property, as a coach house, once formed part of the Milfort House Estate. It is situated in a hidden and private setting off the approach drive and parkland to Milfort House, and was converted a number of years ago.

The present owners purchased the property in 2006 when in need of considerable updating. All modernisation and improvements have been most carefully and sympathetically carried out including re-configuring some rooms, all of which overlook the south facing garden. A most attractive inglenook style brick fireplace was constructed in the sitting room and is fitted with a multi fuel stove. The rooms are light, and the well presented interior has a warm and friendly atmosphere.



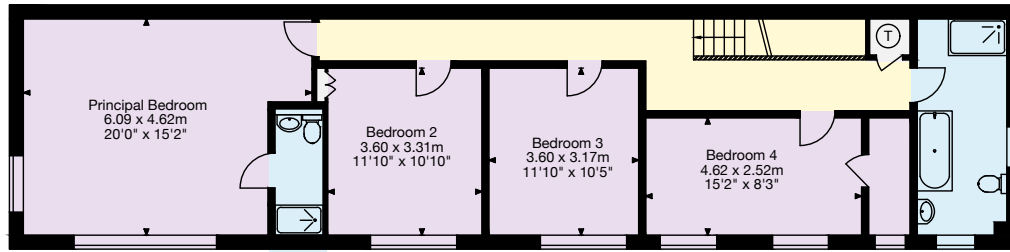
Along the front elevation are two entrances, one an enclosed stone porch opening to the sitting room and a tiled porch on oak supports opening to the kitchen/breakfast room. The comfortable sitting room is arranged in the centre of the house, with the farmhouse kitchen/ breakfast room leading off. The kitchen area is well fitted with a range of wood painted units, an island unit with breakfast bar, all with solid wood work surfaces, and a tiled floor. Integrated appliances include a range cooker and dishwasher. From the breakfast area double doors open to a small walled courtyard area – suitable for a BBQ. Adjoining the sitting room is the family room with staircase rising to the first floor. The family room opens to the study with en suite cloakroom. Off the breakfast area is good sized utility room ideal for use as a gym.

On the first floor all rooms overlook the garden with a view of the wooded slopes of the Mendip Hills. The 20' principal bedroom has an en suite shower room. There are three further bedrooms and a family bath/shower room. There is a large part boarded attic space with light, spanning the width of the house.

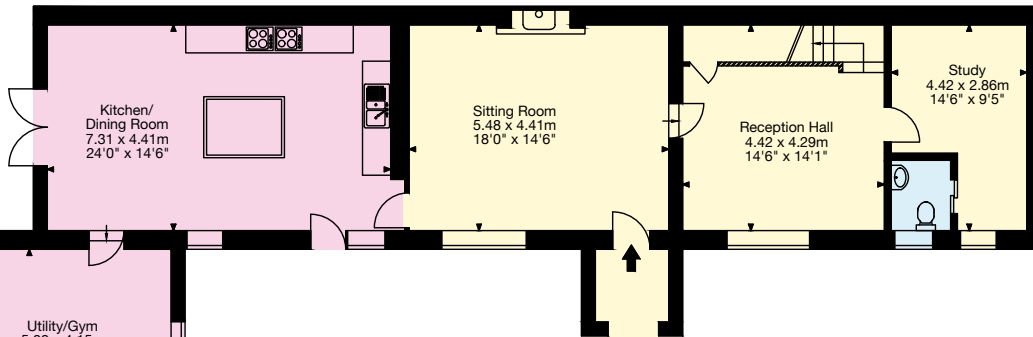
Gardens and Grounds

Milfort Coach House is approached off the main approach to Milfort House branching off to its own entrance providing parking. Electrically operated double timber gates open to a further parking space and the enclosed, and very private, part walled, south facing garden. The pretty garden is attractively designed with level lawn, flagstone and cobbled pathways, and areas ideal for entertaining. There are many flowering shrubs, plants, lavender, and climbing shrubs include an established Clematis. A mature Wisteria adorns part of the front elevation.



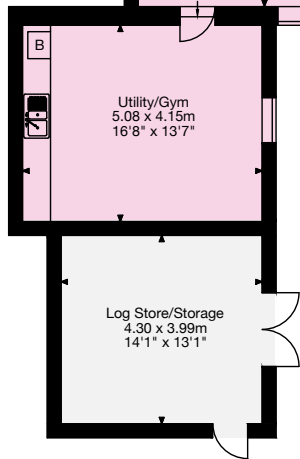


First Floor



Approximate Gross Internal Floor Area
 Main House = 212 sq m/2,284 sq ft
 Log Store = 17 sq m/185 sq ft
 Total Area = 229 sq m/2,469 sq ft

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space



Ground Floor



Adjoining the utility room, accessed from the garden, is a generous size workshop/store. Beside, a small walled enclosure provides further storage.

Directions (BS40 5BN)

On approaching Lower Langford, from the A38 direction, pass Saxon Street on the right hand side. Continue to a stone pillared open entrance on the left hand side (before the Langford Inn) and turn left. The entrance to Milfort Coach House is the second entrance on the right hand side. It is identified by double solid timber gates with entry system.



Knight Frank
 Bristol
 Regent House,
 27a Regent Street
 Clifton, Bristol BS8 4HR
knightfrank.co.uk

I would be delighted to tell you more.

Freddie Wright
 0117 317 1997
Freddie.wright@knightfrank.com



Your partners in property for 125 years.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legal/privacy-statement>. Particulars dated May 2021. Photographs and videos dated May 2021. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.