



Milfort House, Lower Langford, North Somerset

An impressive Grade II listed period country house with three separate apartments, stables, arena, and paddocks with a sweeping in and out drive, situated in a park-like setting.

Summary of accommodation

Ground floor Reception hall | Drawing room | Sitting room | Dining room | Study
Orangery | Kitchen/breakfast room with Aga | Utility room | Shower | Cloakroom
Extensive cellars and workshop with “fitness swimming pool” | Second cellar

First floor Principal bedroom with en suite shower room | 4 further bedrooms
En suite shower room | Family bath/shower room

Wing with 1 two bedroom apartment and 2 one bedroom apartments

Outside Large circular in and out drive | Park-like grounds | Kitchen garden
Triple garage block | 15 timber stable block with hay store | Floodlit all weather arena
Paddocks

In all about 10.80 acres

Distances

Bristol 13 miles | Bristol Airport 4.7 miles | M5 (J19) 14.5 miles | M5(J20) 8 miles
Yatton Rail Station 6 miles | Backwell/Nailsea Rail Station 9 miles | Bristol Temple Meads
(London Paddington) 13 miles Cribbs Causeway Regional Shopping Centre 18 miles
(Distances are approximate).









The Property

Milfort House is situated in a park-like setting adjoining farmland, well back from the lane and sits proudly at the head of its large circular in and out drive. The property looks over its front paddock, with an extensive view across to the wooded hills of Wrington.

Milfort House is an impressive and elegant house, believed to date from 1820 and added to in 1900. The original house is a fine example of Regency architecture with well proportioned rooms, tall French windows with shutters opening to the terrace, panelled doors with brass furniture, ornate and simple ceiling cornices and a marble fireplace in the drawing room. The entrance door under a stone semi circular porch on Tuscan columns opens into the impressive central reception hall, with log burning stove and has a sweeping cantilever stone staircase with intricate cast iron balustrade leading to the gallery landing.

The drawing room and dining room open to the south facing terrace as does the orangery, which is accessed from the study. The sitting room opens to the east terrace. The kitchen/breakfast room with electric Aga and original dresser have a lovely view over the front paddock to the wooded hills of Wrington beyond.

The main cellars are extensive with good ceiling height and are divided into five rooms including a vaulted wine cellar, workshop and a room housing a 15.6' "endless" fitness pool.

The first floor has lovely views either across to the wooded slopes of Wrington hill or over its grounds towards the Mendips Hills. The large principal suite faces east and south. There are four further bedrooms, an en suite shower room and family bathroom.











The Three Apartments

Access to the three apartments can easily be re-instated from the main house on the ground and first floor, if desired.

At present, the adjoining apartments are accessed off the west side of the drive to their own parking area and garden away from the main entrance to the house.

There is a two bedroom apartment on the ground floor and two one bedroom apartments on the first floor. The apartments are presently occupied as assured shorthold tenancies.

The Grounds

The park-like setting of Milfort House is a delight and is accessed between tall stone pillars. A central paddock lies immediately in front of the house and the in and out drive circles around the paddock in an east west direction. Around the grounds are a variety of well established trees including Chestnut, Wellingtonia, Sycamore, Indian Bean, Tulip, Beech, and a Persion Silk tree. Ornamental trees include Magnolia, Camellia and Fig. There is a copse along the north and east boundaries.

The drive continues to a detached triple garage block with outside w.c. and to the front of the house. The drive branches off at the garage block to the stable yard.

To the south of the house is a large expanse of level lawn interspersed with many established trees. A Wisteria clad veranda over a stone terrace spans the width of the house and shaped central stone steps lead down to the lawn. The terrace continues around to the east. The kitchen garden with raised vegetable beds lies on the western boundary. There is a greenhouse and small mixed productive orchard. An enclosed hard surface former tennis court to the north would require restoration.

The Stable Yard and paddocks

The self contained stable yard is approached from a branch off the main drive, beside the garage block and through a copse well away from the house. The yard is currently run as a DIY livery with generous parking for horse boxes and is in a lovely private and wooded setting. There is a timber stable block comprising a variety of 15 stables and a hay store. A floodlit all weather sand carpet fibre arena was resurfaced in 2018. The stable yard has direct access to the divided paddocks.

The property totals in all about 10.80 acres.



Directions (Postcode BS40 5BN)

When in Lower Langford from the A38 (Bristol direction) drive towards the centre of Lower Langford. Just before the Langford Inn turn left, between tall stone pillars and railings, onto the approach drive to Milfort House. Follow the drive on the left to the front of the house, passing its front paddock on the right.

Property information

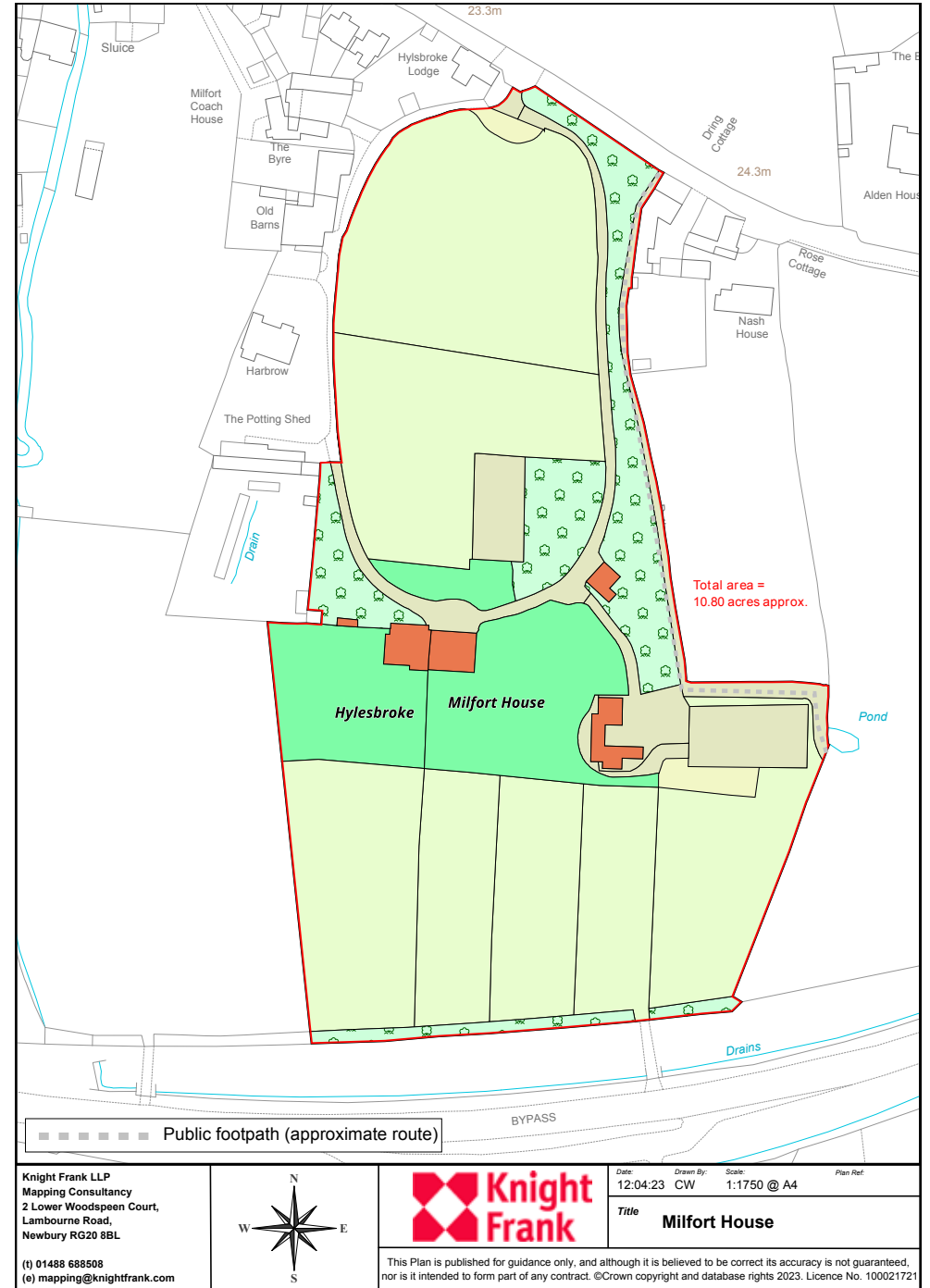
Services: Main water and electricity are connected. Gas fire central heating. Private drainage.

The three apartments. Ground floor: Gas central heating. First floor (north) Gas central heating. First floor: (south) Night storage heating.

Local Authority: North Somerset Council: Tel 01934 888 888

Viewings

By appointment through sole selling agent Knight Frank.



Approximate Gross Internal Floor Area

Main House (incl. Cellar) = 651 sq m / 7,006 sq ft

Flat 2 = 93 sq m / 1,001 sq ft

Flat 3 = 65 sq m / 699 sq ft

Flat 4 = 70 sq m / 753 sq ft

Communal Areas = 23 sq m / 247 sq ft

Garage = 62 sq m / 673 sq ft

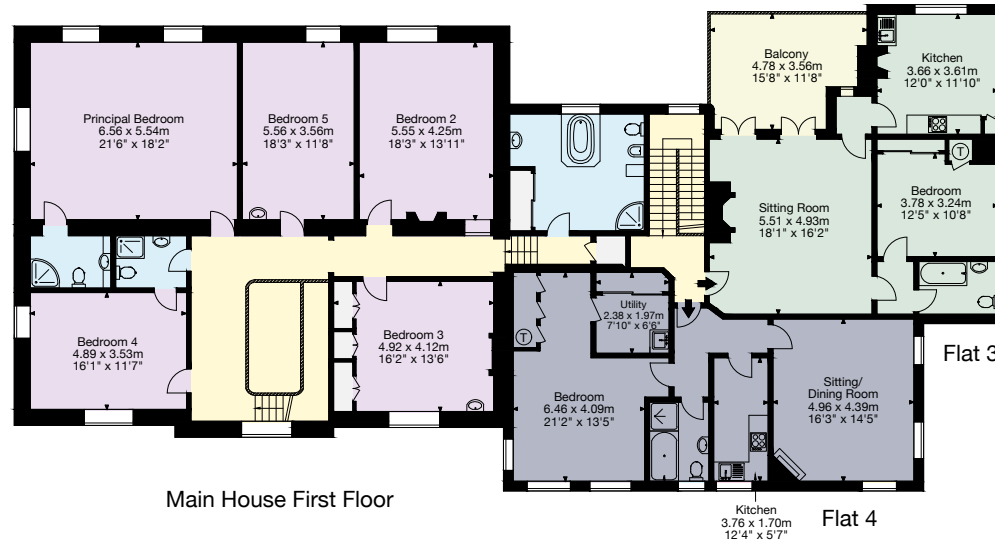
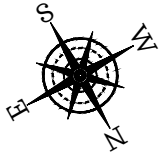
Stable Yard (incl. Hay Store) = 232 sq m / 2,497 sq ft

Total Area = 1,196 sq m / 12,876 sq ft

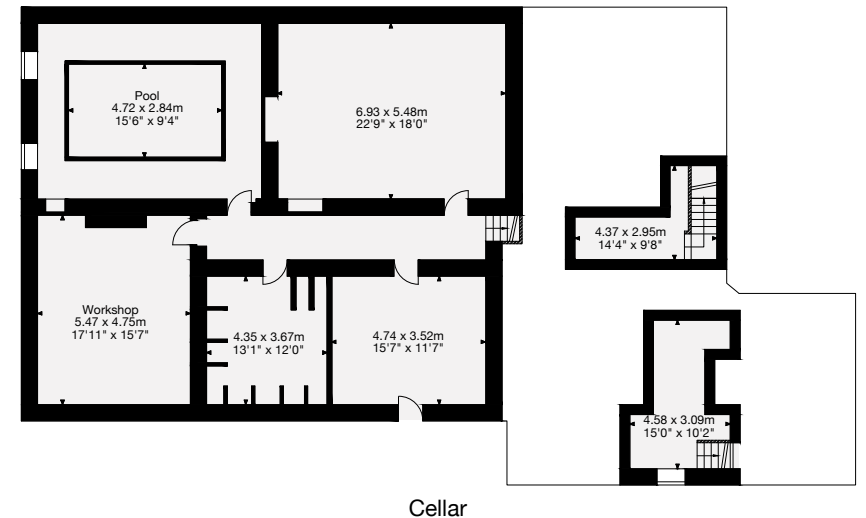
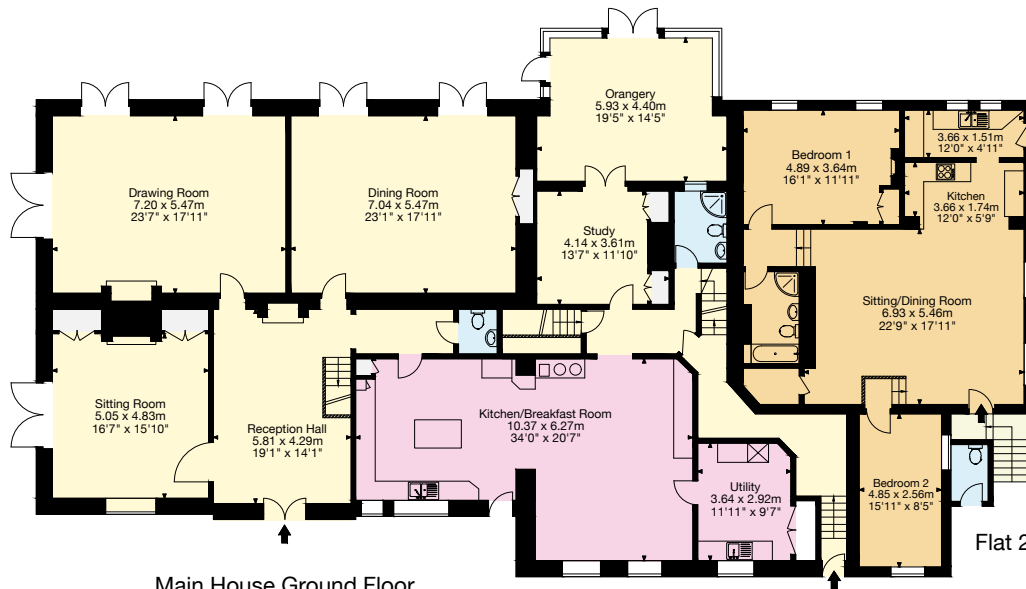
Arena = 800 sq m / 8,611 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact.

Attention is drawn to the important notice on the last page of the text of the Particulars.



- Flat 2
- Flat 3
- Flat 4



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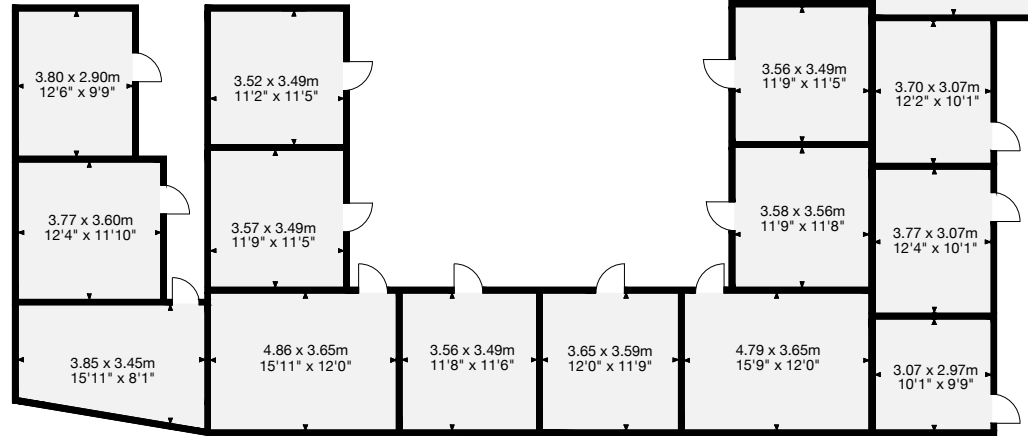
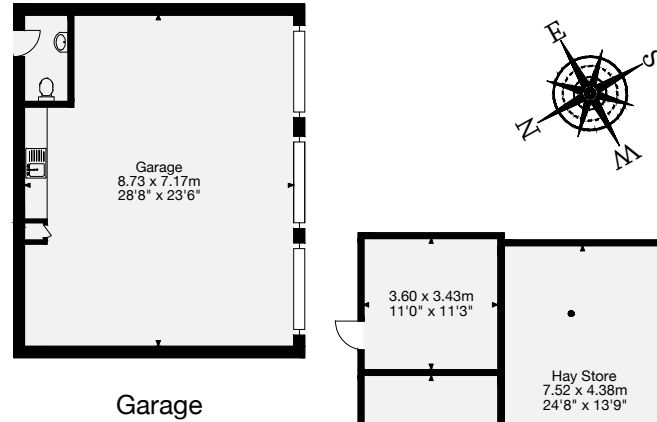
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Stable Yard



Knight Frank Bristol

1 The Mall

Clifton, Bristol

BS8 4DP

knightfrank.co.uk

I would be delighted to tell you more

Freddie Wright

0117 317 1997

freddie.wright@knightfrank.com



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.

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