

## Bath Road, Upper Langford

£1,150,000

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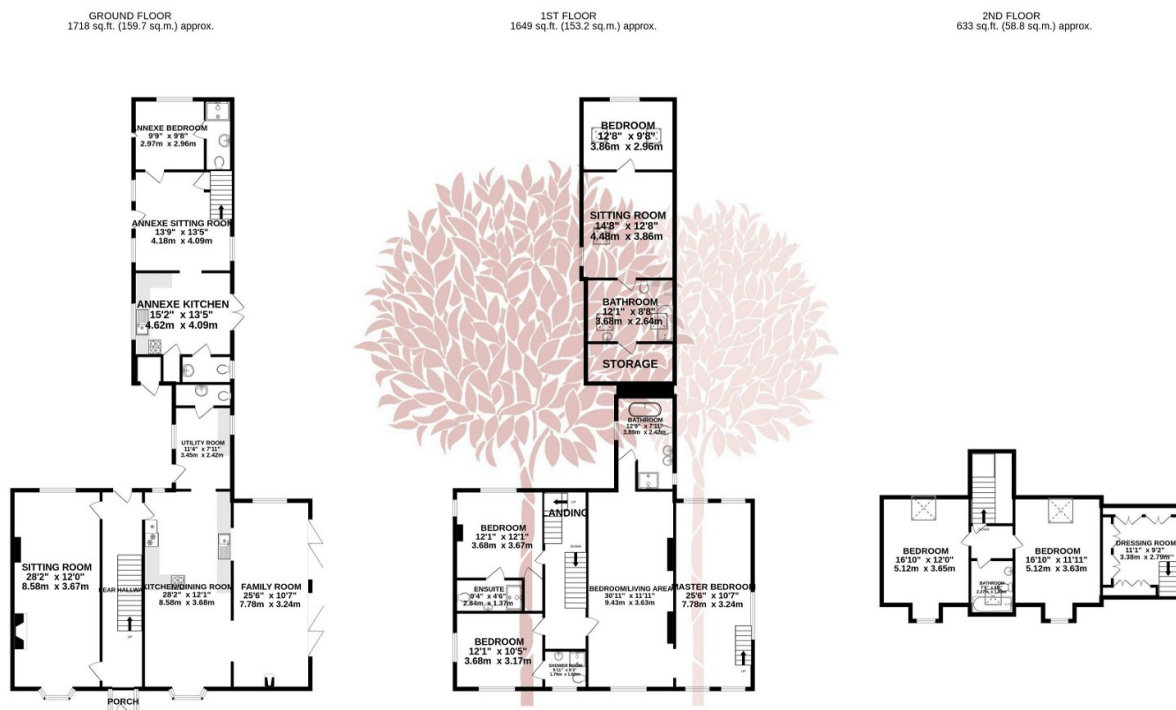


An impressive five bedroom Victorian Country House, presented in exceptional order, with the added benefit of a two/three bedroom attached annexe. 'Laurel House' occupies a splendid position set against the stunning backdrop of the Mendip Hills, and enjoys 2.7 acres of southerly facing grounds including, formal garden, paddock and orchard.



## Key Features

- Exceptional Five bedroom principal residence plus two/three bedroom attached annexe
- In total over 4000 sq ft of accommodation
- Double garage/workshop plus kitchen and study area
- Stunning countryside position with the backdrop of the Mendip Hills
- Energy Efficiency Rating Pending
- Set in approximately 2.7 acres of gardens/paddock and orchard
- Superbly modernised over recent years
- Generous off street parking
- Perfect for families searching for a co-habiting property for a dependent relative or indeed to gain an income
- Council Tax Band G



TOTAL FLOOR AREA: 4001 sq.ft. (371.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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