




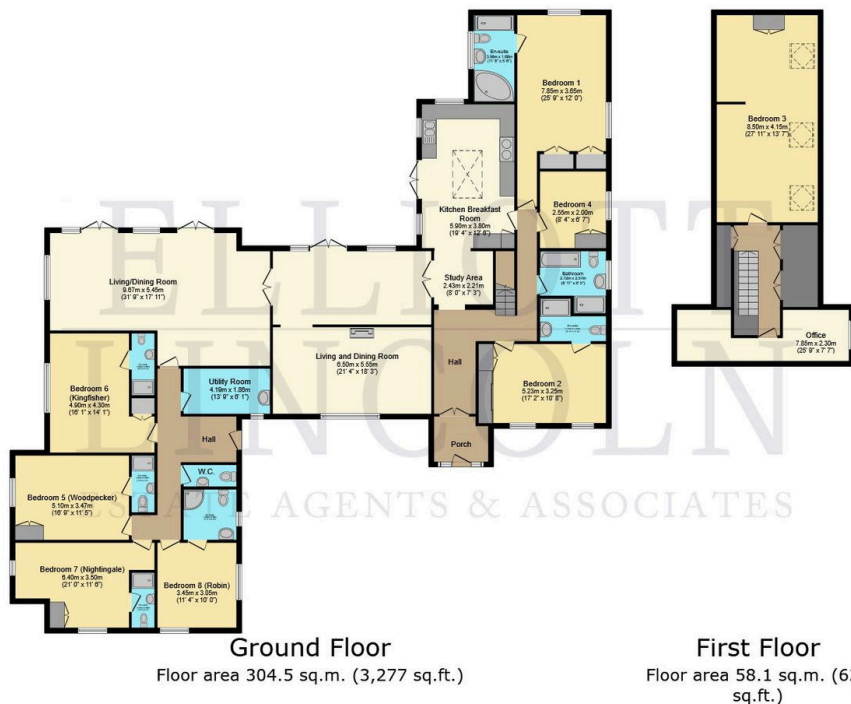
Langbridge, Newchurch.

£1,450,000

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- Over 4,000 sq ft of accommodation
- Direct access to bridleways and the Red Squirrel Trail, ideal for cyclists, walkers and equestrians
- Generous parking and rear access
- Highly desirable village location with pub and community atmosphere
- Situated in the sought-after village of Newchurch, a peaceful yet well-connected location, with church and primary school
- Set in approximately 2.5 acres of grounds; gardens, former sand school and outbuildings
- Part of a former stable block now housing Pedallers Café
- Beautiful country-style garden with mature trees and patio
- Mains gas, water, electricity and drainage connected
- Opportunity to revive equestrian facilities or grow lifestyle business elements



Total floor area: 362.5 sq.m. (3,902 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Nestled in the heart of the countryside, this exceptional residence offers a rare blend of lifestyle, leisure, and luxury. Set within beautifully landscaped grounds, the property has been thoughtfully designed to cater to both equestrian enthusiasts and those seeking a successful business venture or an idyllic rural escape.