



Langbridge, Newchurch.
£1,450,000

**ELLIOTT
LINCOLN**
ESTATE AGENTS & ASSOCIATES

Bedrooms: 9 | Bathrooms: 7 | Receptions: 3

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.

For equestrian lovers, this property is nothing short of a mother's dream. It boasts well-maintained stables, two of which are currently in active use by the owners' horses, alongside a sand school and expansive, secure paddocks. What truly sets this equestrian haven apart is its direct access to an extensive network of bridleways, allowing for hours of off-road hacking straight from the gate. Riders of all levels, including children, those with nervous horses, or anyone simply seeking tranquil countryside rides, will appreciate the ability to explore without ever needing to step hoof on a road.

Additional stabling has been expertly converted to house Pedallers Café, a charming and popular spot that brings added character and potential to the property. This flexibility in use offers excellent scope for those seeking multi-functional outbuildings or continued commercial use.

The main residence itself is a triumph of traditional charm fused with modern convenience. Spacious and meticulously presented, the ground floor benefits from underfloor heating throughout, ensuring year-round comfort. Each room is thoughtfully laid out, with generous proportions and tasteful finishes that speak to the quality of the home.

Further enhancing its appeal, the property boasts a proven and successful track record as an award-winning bed and breakfast. Its welcoming ambiance, characterful interiors, and picturesque setting have made it a favourite among returning guests and industry accolades alike.

In all, this is a rare opportunity to acquire a notable country home with outstanding equestrian facilities, flexible commercial potential, and direct access to some of the finest riding the region has to offer.

With accommodation that lends itself perfectly to multi-generational living, income generation, or both, and grounds that cater beautifully to those with equestrian or lifestyle ambitions.



Council Tax Band: E

Tenure: Freehold

Property Type: Detached House

Bedrooms: 9

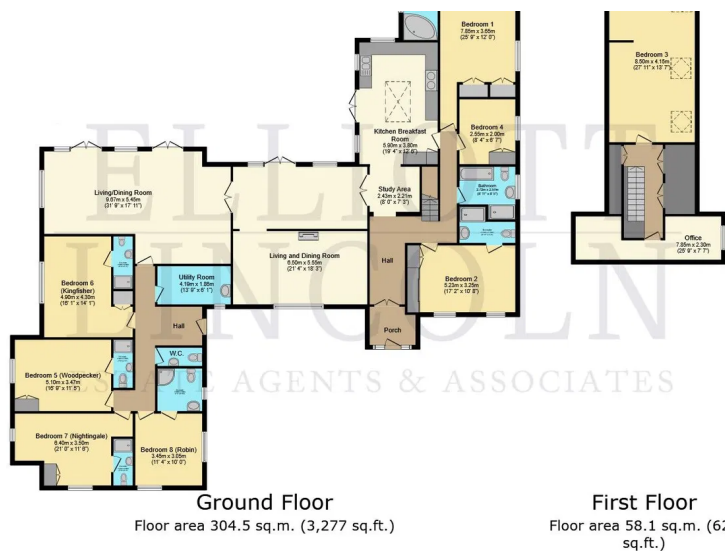
Bathrooms: 7

Receptions: 3

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



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