



New Barn The Drive, Old Langho, BB6 8BJ  
Offers Over £1,000,000

# New Barn The Drive, Old Langho, BB6 8BJ

Built to an exceptional architectural specification and occupying a prime position on The Drive within the prestigious Brockhall Village development, this remarkable detached residence stands among the most distinctive and impressive homes in the area. Arranged over three floors and extending to approximately 4,215 sq ft including the integral double garage, the property combines dramatic vaulted spaces, bespoke craftsmanship, and luxurious contemporary finishes with an expansive private plot and beautifully landscaped gardens. Designed to deliver exceptional volume, statement design features, and generous family accommodation, it offers four/five double bedrooms, multiple reception rooms, a cinema room, and extensive open-plan living spaces, all enhanced by underfloor heating throughout and high-energy-efficient glazing.

The home is approached through electric sliding gates opening onto a broad block-paved driveway leading to the integral double garage, which is equipped with remote roller doors, excellent illumination, and an EV charging point. The exterior continues to impress with sweeping Indian stone patios, lawned gardens framed by low walls and fenced borders, and a timber summer house, all enjoying particularly private aspects. This unique and bespoke property sits proudly within one of the most desirable locations in Brockhall Village, offering both architectural presence and an exceptional setting.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>				(92 plus) <b>A</b>	
(81-91) <b>B</b>				(81-91) <b>B</b>	
(69-80) <b>C</b>				(69-80) <b>C</b>	
(55-68) <b>D</b>				(55-68) <b>D</b>	
(39-54) <b>E</b>				(39-54) <b>E</b>	
(21-38) <b>F</b>				(21-38) <b>F</b>	
(1-20) <b>G</b>				(1-20) <b>G</b>	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
			75	77	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.