


**New Bridge House, Bridgehill Road, Newborough PE6 7SA**
**£850,000**


Welcome to this charming four-bedroom detached family home, situated in the sought-after village of Newborough. Offering spacious and versatile living accommodation, this property is ideal for those seeking a comfortable and welcoming residence in a peaceful setting. With its generous rooms and well-proportioned layout, this house combines practicality with potential, making it the perfect place to create lasting memories.

Upstairs, the four bedrooms are all well-sized, providing plenty of space for family members or guests. The principle suite offers a balcony with views of fields as far as the eye can see, and a spacious en-suite. There is also a family bathroom.

The property sits on a generous plot, offering a vast range of facilities including, over 3 acres of land (STS), 12 stables, ménage, outdoor swimming pool and MORE. What more could you possibly desire?

## ENTRANCE HALL

Door to front, radiator and stairs to first floor.

## KITCHEN / BREAKFAST

17' 5" x 15' 2" (5.31m x 4.62m) (approx)

Fitted with a range of base and eye level units with work surfaces over, integrated double oven, integrated microwave, space for freestanding fridge / freezer, breakfast bar with marble counter top, integrated sink unit with mixer tap, integrated wine cooler and radiator. Sliding door to side and two windows to rear.

## OFFICE

18' 0" x 19' 2" (5.49m x 5.84m) (approx)

Two windows to front, window to side, door to front and radiator.

## LIVING AREA

17' 5" x 15' 1" (5.31m x 4.60m) (approx)

Sliding door to rear. Open into:

## BEDROOM ONE

9' 1" (min) (2.77m) 11' 3" (max) x 17' 5" (3.43m x 5.31m) (approx) Window to rear, sliding door to balcony and radiator.



## DINING AREA

11' 7" x 8' 5" (3.53m x 2.57m) (approx)

Window to front.

## INNER HALL

Radiator.

## UTILITY

8' 6" x 7' 8" (2.59m x 2.34m) (approx) Fitted with base units with work surfaces over, sink with mixer tap and space for washing machine. Door to rear and window to side.

## W/C

3' 6" x 5' 0" (1.07m x 1.52m) (approx) Fitted with a two piece suite comprising low level W/C and wash hand basin. Radiator.

## FIRST FLOOR LANDING

Two windows to front and radiator.

## BALCONY

### EN-SUITE

8' 5" x 5' 9" (2.57m x 1.75m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and shower. Window to front and heated towel rail.

## BEDROOM TWO

15' 1" x 8' 6" (4.60m x 2.59m) (approx)

Window to rear.

## BEDROOM THREE

11' 9" x 8' 7" (3.58m x 2.62m) (approx) Two windows to front.

## BEDROOM FOUR

11' 8" x 8' 5" (3.56m x 2.57m) (approx)

Window to side and radiator.

## BATHROOM

8' 5" x 5' 6" (2.57m x 1.68m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin and bath with shower over. Window to rear and heated towel rail.

## GARAGE

### OUTSIDE

The plot benefits from fantastic equestrian facilities, previously being an ex riding school, which includes paddocks and a ménage. There are 12 stables set into two blocks, each block containing 6 stables. There is also a variety of outbuildings, tack room and hay barn.

Please note, we have been informed by the vendor there is extra grazing land available to rent if required.

There is also a heated outdoor swimming pool.

## AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

