



New Bridge House, Bridgehill Road, Newborough PE6 7SA

£850,000



*** OVER 3 ACRES OF LAND, STABLE BLOCKS , OUTDOOR SWIMMING POOL AND A 4 BEDROOM DETACHED HOME ***
 " An exquisite property offering a vast range of facilities including, over 3 acres of land (STS), 12 stables, ménage, outdoor swimming pool and MORE! The home itself features 4 double bedrooms with a balcony overlooking the paddocks to bedroom one and en-suite, family bathroom, kitchen/breakfast, lounge/diner, utility, WC, and a spacious office/reception room. Viewings are essential to appreciate this one of a kind home. Council Tax Band - E / EPC Energy Rating - D "

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:

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.

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.

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

28' 5" x 17' 11" (8.66m x 5.47m) (approx)

OUTSIDE

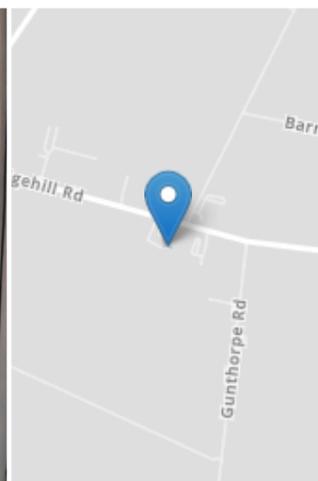
The plot benefits from fantastic equestrian facilities, previously being an ex riding school, which includes paddocks and a ménage. There are 12 stables set into two blocks, each block containing 6 stables. There is also a variety of outbuildings, tack room and hay barn.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		