



Bridge House, Cropwell Road, Langar, NG13 9HD Guide Price £1,450,000

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This magnificent detached country home represents a rare opportunity to acquire a truly exceptional property that seamlessly blends historical character with contemporary luxury. Having undergone an extensive "back to brick" refurbishment alongside substantial expansion, the residence now offers an impressive and beautifully appointed accommodation set within approx. 8 acres of glorious gardens and paddock land that will suit equestrian users.

The property's thoughtful restoration has preserved original architectural features while incorporating modern enhancements, creating a versatile and sophisticated living environment which is incredibly energy efficient, scoring an impressive 76/88 on the energy performance certificate. The heart of the home is undoubtedly the spectacular open-plan living, dining and kitchen space, where bespoke oak units and granite surfaces complement integrated appliances to create an area destined to become the natural gathering place for family life. French doors open from this impressive space onto the front garden, flooding the area with natural light and establishing a seamless connection between indoor and outdoor living.

Three distinct reception rooms provide exceptional flexibility for both formal entertaining and relaxed family living. The elegant sitting room features an exposed brick fireplace with solid fuel stove, while a separate formal dining room and study complete the ground floor accommodation. Practical considerations have not been overlooked, with a well-equipped utility room and two ground floor cloakrooms ensuring convenience for daily life. The secondary entrance hall showcases a beautiful bespoke solid oak staircase that rises to a galleried landing above, creating a dramatic architectural focal point.





















