



Bridge House, Cropwell Road, Langar, NG13 9HD Offers Over: £1,395,000

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.

The first floor accommodation comprises five bedrooms, including four generous doubles and a charming single that could serve as a dressing room or second home office. The master suite is particularly impressive, featuring a spacious bedroom with dual aspect windows, a walk-in dressing room with fitted storage, and luxurious ensuite facilities. Two additional bedrooms benefit from ensuite shower rooms, while a family bathroom serves the remaining accommodation. Throughout the property, contemporary fixtures and fittings complement oak internal doors, deep skirting boards, high ceilings, and double glazing, all finished in sophisticated neutral tones.

Perhaps the property's most compelling feature is its extraordinary setting within the picturesque Vale of Belvoir village of Langar. The substantial plot encompasses formal gardens immediately surrounding the house, extending to predominantly grassland paddocks enclosed by traditional post and rail fencing. Gated access leads to an extensive driveway that serves a detached triple garage, double-width open car port with additional garage workshop space, and a recently built agricultural building offering vast storage potential with possible conversion opportunities subject to consent.

The location offers the perfect balance of rural tranquillity and practical accessibility. Langar village provides an excellent community atmosphere with a highly regarded primary school, traditional pub restaurant, and the renowned Langar Hall hotel. The positioning offers immediate access to beautiful countryside walks while maintaining convenient links to Bingham's comprehensive amenities, including secondary schooling, leisure facilities, and railway connections. Newark's high-speed rail services provide direct access to London King's Cross in approximately 85 minutes, while major road networks including the A52, A46, M1, and A1 ensure excellent commuting options.

This exceptional property can only be truly appreciated through personal inspection, offering a unique opportunity to acquire a substantial family home with extensive grounds in one of Nottinghamshire's most desirable villages and within a conservation area. There is a sewage treatment plant in place.

On a rare occasion the field by the Dyke has had surface water, but there are land drains in place. The house has never been affected.

Accommodation & Amenities

- Stunning detached period home offering expansive accommodation following extensive "back to brick" refurbishment that scores an impressive 76/88 on the EPC.
- Spectacular open-plan living, dining and kitchen space with bespoke oak units, granite surfaces and French doors to gardens.
- Five bedrooms including impressive master suite with walk-in dressing room and ensuite, plus four reception rooms for versatile living.
- Incredible plot totalling approx. 8 acres of grounds featuring formal gardens, grassland paddocks with post and rail fencing, and gated driveway access.
- Exceptional outbuildings including detached triple garage, car port with workshop, and substantial agricultural building offering conversion potential.
- Prestigious Vale of Belvoir village location in Langar with highly regarded school, pub/restaurant and renowned Langar Hall hotel.
- Excellent transport links with direct trains to London King's Cross in 85 minutes via Newark, plus easy access to major road networks.
- Contemporary fixtures throughout including oak doors, high ceilings, double glazing and neutral decoration complementing original period features.
- N.B The field next to the dyke has had surface water, but this has not affected other fields and never the house.









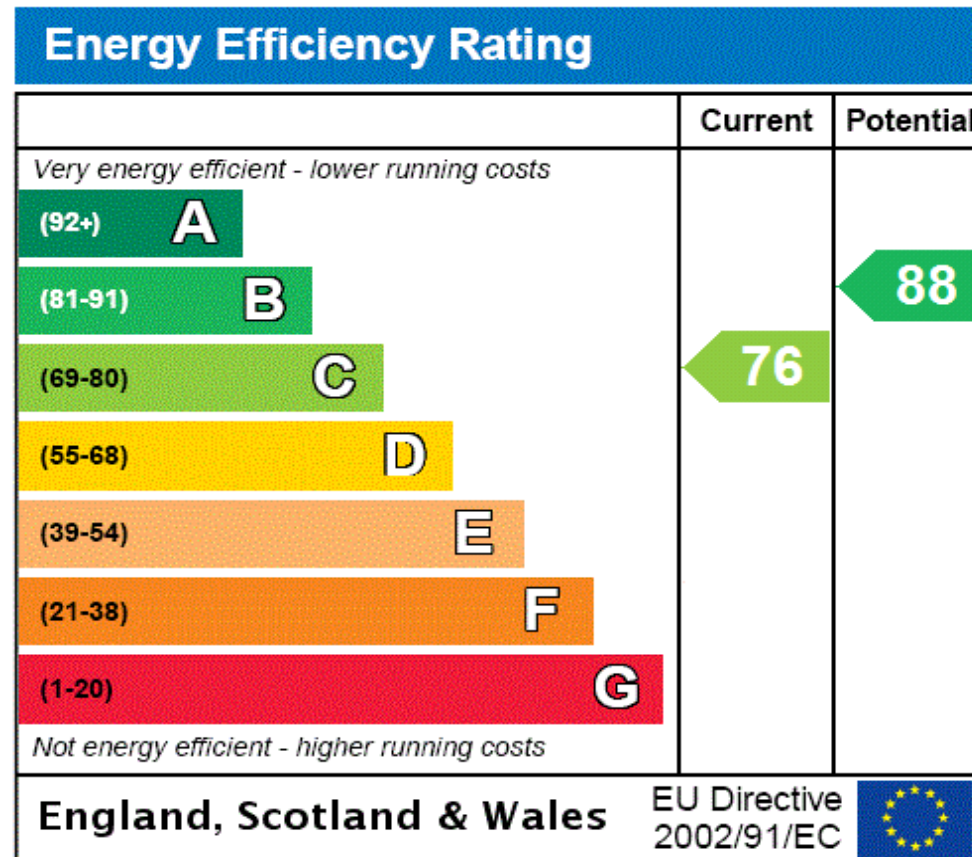












Bridge House, Langar
Approximate Gross Internal Area
 Main House = 413 sq.m/4443 sq.ft
 Garage = 28 sq.m/306 sq.ft
 Barn = 100 sq.m/1076 sq.ft
 Total = 541 sq.m/5825 sq.ft

