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group



# East Road, Langford, Biggleswade

Guide Price £2,000,000

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- 3.85 Acre Small Holding
- 5 Bedroom Detached Property
- Detached Garage
- Barns
- Central Bedfordshire LPA
- Yard
- 2/3 Bedroom Detached Property
- Outbuildings
- Development Potential Subject to Planning Permission
- Freehold



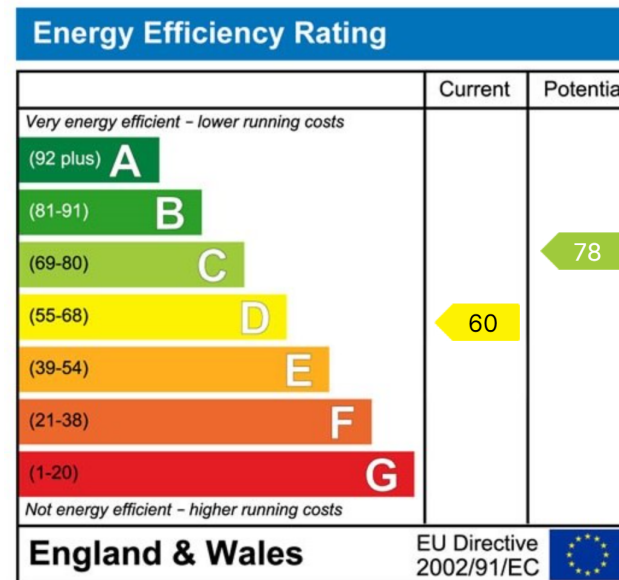
This exceptional 3.85 acre small holding, offers versatile living and business opportunities. Featuring two detached residential dwellings, outbuildings, extensive barns and land. Whether you are looking for a private retreat, business premises, or seeking a development project, there are endless possibilities with this property (subject to planning permissions).

\*Biggleswade Station 1.7 miles \*Arlesey Station 2.4 miles  
\*Sandy Station 4.5 miles. The immediate area has local amenities, a doctor's surgery, pharmacy, pub, restaurant, garden centre, garage, and a church. Education is available nearby, with good Ofsted ratings. Langford is conveniently located to the A1, M1, and positioned central to Cambridge & Milton Keynes. Nearby Biggleswade, offers additional facilities, including supermarkets, pubs, restaurants, a large retail park, and a railway station with access to London. Viewings are strictly by appointment only.









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Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure