

# SIGNATURE

by Mark Small

NORTH EAST



KITTY BREWSTER FARM,  
BLYTH, NE24 4JU

# Kitty Brewster Farm, Blyth, NE24 4JU

Situated within the popular residential area of Blyth is this beautifully presented six bedroom, detached, traditional stone farmhouse with outbuildings . Offering an abundance of space and wonderful contemporary design, this freehold property presents a fantastic opportunity to acquire a family home in this area.

The property begins with direct access to the extensive living room, which offers the original house feature fireplace, dating back to around three hundred years ago. Leading from the living room is the sizable kitchen, showcasing an island with fitted base and drawer units. The kitchen also offers access to a downstairs shower room. The ground floor of the property provides two spacious bedrooms to the rear.

To the first floor of the property there is an impressive Master bedroom which offers an open plan en-suite shower room with a separate bath, ideally located in front of the balcony, offering stunning views of the surrounding land and River Blyth. There are three other generously sized bedrooms, one of which is accessed via a separate staircase from the ground floor. There is also a second, well presented shower room.

Externally, the property offers a sizable driveway, secured by electric double gates allowing for off street parking for multiple vehicles. To the front of the property there is also an ample sized pond, as well as nine detached stables plus a tack room all with lights and power points.

The property also boasts an 11 1/2 acre plot of land, which includes a detached four bedroom chalet, providing a generously sized living room, kitchen and a bathroom with the possibility of being used as additional living quarters.

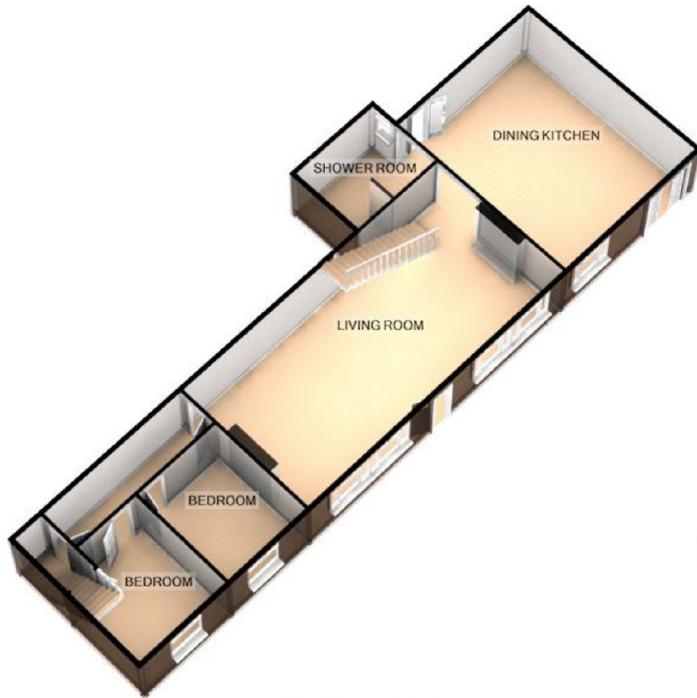
There is also a large outbuilding, which is currently being used as a games room and to the rear of the property there is a substantial sized barn.

The property also offers a wealth of commercial opportunities such as the stables attached to the property along with 11 1/2 acres of land. It's perfect for horses and livery options. There is also a detached chalet that could be an office or studio. The whole property provides endless commercial opportunities such as an on-site business, office or studio, holiday let, kennel business etc. There are endless ways for the property to be used and

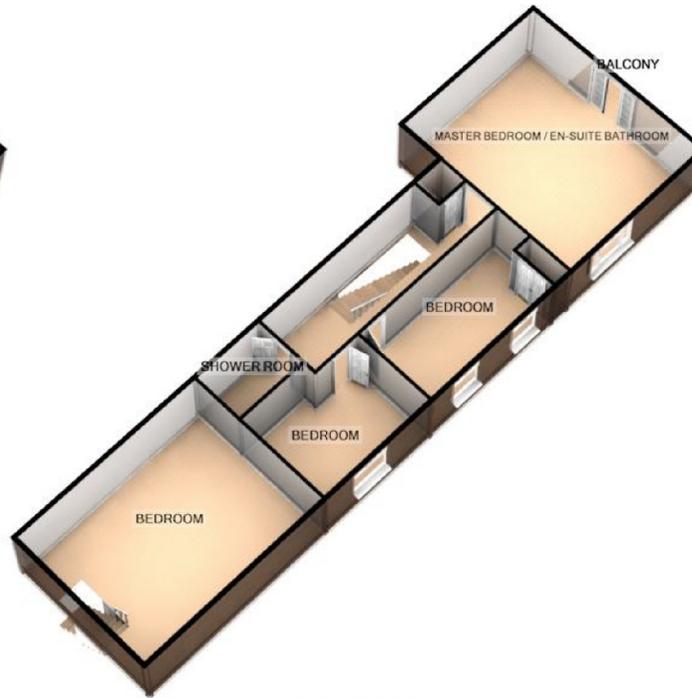
**Offers over £599,950**



# Property Floorplan



GROUND FLOOR



FIRST FLOOR

## Measurements:

LIVING ROOM 32'3 X 16'0

DINING KITCHEN 21'3 X 17'7

BEDROOM ONE 11'7 X 10'4

BEDROOM TWO 11'6 X 9'6

SHOWER ROOM 10'3 X 8'4

MASTER BEDROOM / EN-SUITE BATHROOM 21'7 X 17'10

BALCONY

BEDROOM FOUR 19'0 X 9'11

BEDROOM FIVE 17'9 X 9'1

BEDROOM SIX 13'1 X 10'6

SHOWER ROOM 7'10 X 5'10

**EPC Rating D**

KITTY BREWSTER FARM, BLYTH

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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