

SIGNATURE

by Mark Small

NORTH EAST



KITTY BREWSTER FARM,
BLYTH, NE24 4JU

Kitty Brewster Farm, Blyth, NE24 4JU

A fantastic, commercial or residential opportunity has arisen to purchase this six bedroom, detached, traditional stone farmhouse, complete with multiple outbuildings, stables and land.

The property offers a wealth of commercial opportunities, with the current outbuildings previously being used as offices and have the potential to be used for multiple purposes. There are stables attached to the property along with 11 1/2 acres of land, perfect for horses and livery options. There is also 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 or for office use.

The main 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 a generously sized kitchen, showcasing a feature island with fitted base and drawer units. The kitchen also provides access to a convenient downstairs shower room. The ground floor of the property also benefits from two spacious bedrooms to the rear.

To the first floor of the property there is an impressive Master bedroom, boasting an open plan en-suite shower room with a separate bath, ideally positioned in front of a large balcony, with 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, beautifully presented shower room.

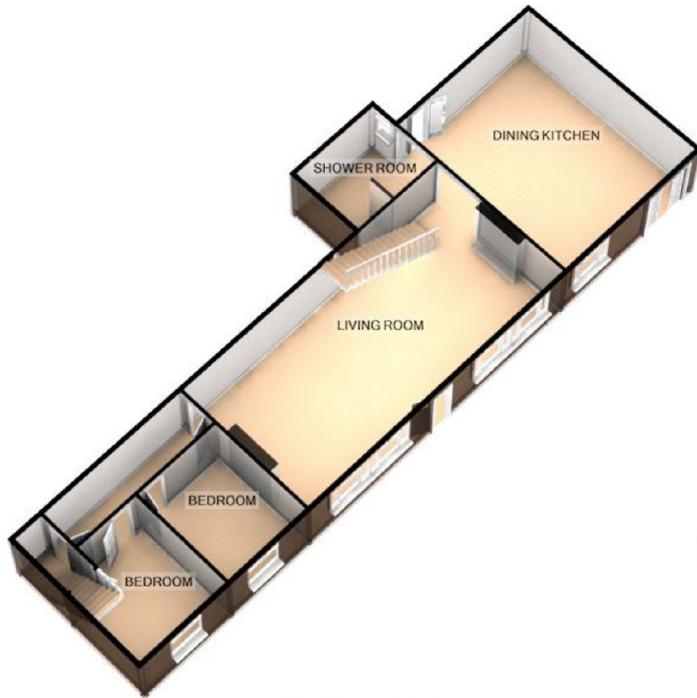
Externally, the property benefits from a large driveway, secured by electric double gates allowing for secure off street parking for multiple vehicles. To the front of the property there is also a feature pond, as well as nine detached stables plus a tack room all with lights and power points.

The whole property provides endless commercial opportunities such as an on-site business, office or studio, holiday let, kennel business. There are endless ways for the property to be used and extended, including foundations for a conservatory.

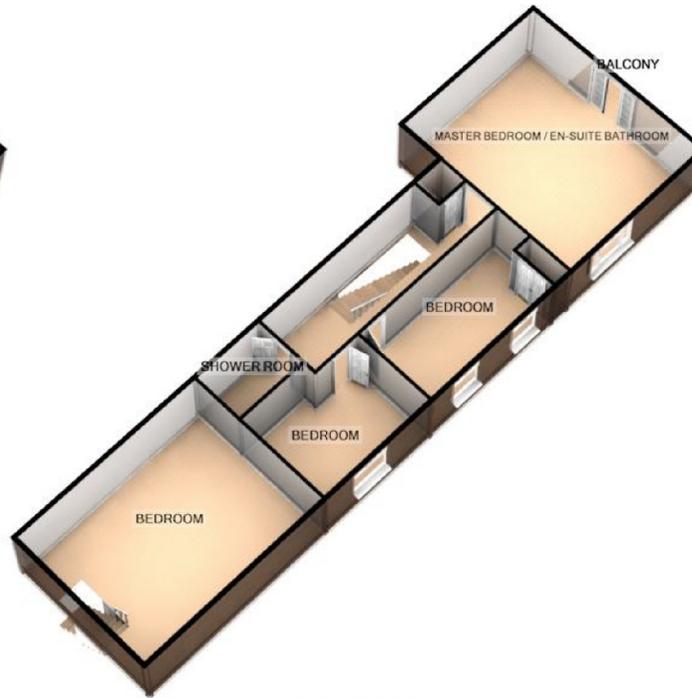
£550,000



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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