



The Old Farmhouse | Blyth | NE24 4HD

£699,000

Rarely does a property of this calibre become available for sale. Built in 1846 and occupying a substantial plot on this highly sought-after development, The Old Farmhouse is a magnificent six double bedroom detached family residence offering luxurious accommodation over three floors, beautifully combining character features with exceptional contemporary styling. The property enjoys an enviable position with extensive off-street parking for approximately six to eight vehicles, adjoining double garage with power and lighting, and a charming BBQ hut providing the perfect setting for year-round entertainment. Stepping inside, the impressive reception hallway leads to the heart of the home, an outstanding open-plan kitchen designed to the highest standard. Featuring a substantial centre island, integrated appliances, brick slips and bi-fold doors opening onto the garden, this stunning space is ideal for both everyday family life and entertaining guests. Further ground floor accommodation includes a spacious lounge centred around a feature log-burning stove, creating a warm and inviting atmosphere. The impressive games room and bar offer excellent versatility and could easily serve as a formal dining room, again benefiting from a log burner and ample space for entertainment. To the first floor are four generously proportioned double bedrooms and a beautifully appointed family bathroom. Bedroom Four enjoys the luxury of a large private en-suite, making it an ideal guest suite. The second floor provides two further substantial double bedrooms together with a contemporary shower room, creating the perfect retreat for older children, guests or multi-generational living. Externally, the property is equally impressive, boasting generous outdoor space, extensive parking, adjoining double garage and the unique BBQ hut which enhances the property's exceptional entertaining credentials. Offering luxury, character and versatility in equal measure, The Old Farmhouse is a truly outstanding family home and one of the finest properties to come to the market within this prestigious development. Early viewing is essential to fully appreciate the quality, space and lifestyle on offer.

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**Outstanding Six Double
Bedroom Detached House**

**Main Bathroom, En Suite, Top Floor
Shower Room and Downstairs wc**

**Double Garage and Off-Street
Parking for 7/8 Cars**

Close To New Train Station

**Gas Heating, Fibre to
Premises Broadband**

**Mains Water, Sewage and
Electricity**

**Two Reception Rooms Both
with Log Burners**

**Freehold, Council Tax Band F,
Epc Rating D**

**Beautiful Kitchen with Bi Fold
Doors, Centre Island and
Integrated Appliances**

**BBQ Hut To Rear Sits Fifteen
and Sleeps Three**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

ENTRANCE PORCH: Wood Entrance door

ENTRANCE HALLWAY: double radiator, storage cupboard, and panelled hallway.

DOWNSTAIRS CLOAKS/W.C.: low level wc, wash hand basin, and double-glazed window to rear.

LOUNGE: (rear): 13'89 x 17'91, (4.23m x 5.45m), double glazed window to rear, double radiator, coving to ceiling, and log burner.

BAR AND GAMES ROOM: (rear): 16'07 x 18'12, (4.89m x 5.52m), double glazed window to front, double radiator and log burner and built in bar

KITCHEN: (front & side): 17'88 x 30'73, (5.44m x 9.36m), double glazed windows to front and side, two double radiators, range of wall, floor and drawer units with coordinating roll edge work surfaces, coordinating sink unit and drainer with mixer tap, electric fan assisted double oven, gas hob with extractor fan above as well as integrated fridge freezer, dishwasher, and microwave, plumbed area for washing machine, spotlights to ceiling, centre island, cupboard which houses the combi boiler and bifolding doors to rear.

FIRST FLOOR LANDING AREA: double radiator

LOFT: (top floor) partially boarded with lighting.

FAMILY BATHROOM: (first floor) 4-piece suite comprising, panelled bath, double wash hand basin, shower cubicle, low level wc, spotlights to ceiling, double glazed window to front, single radiator, tiling to walls and extractor fan.

BEDROOM ONE: (left): **(top floor)** 17'29 x 23'92, (5.26m x 7.29m), double glazed window to side, double radiator and beams to ceiling.

SHOWER ROOM: (top floor) shower cubicle, heated towel rail, tiled floors and walls as well as sink unit and low level wc.

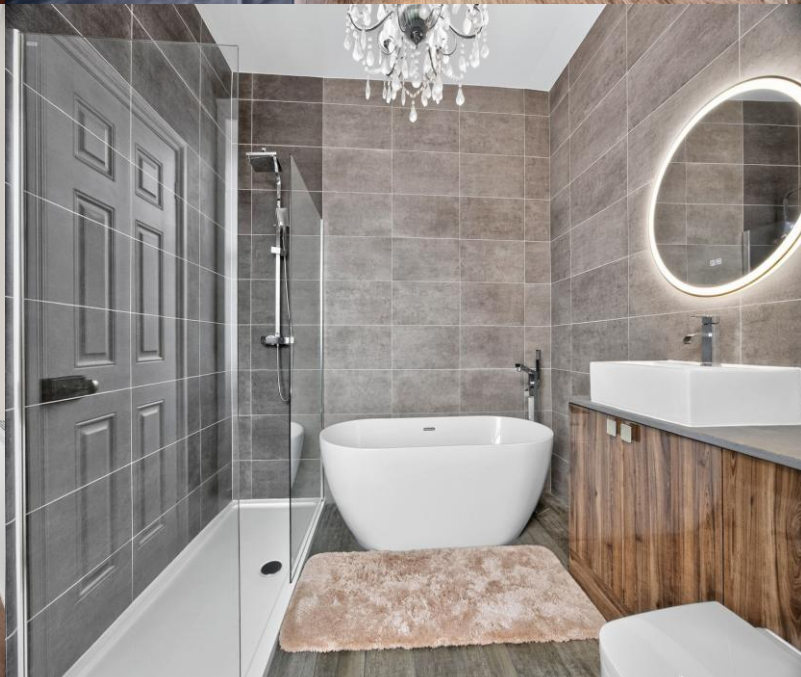
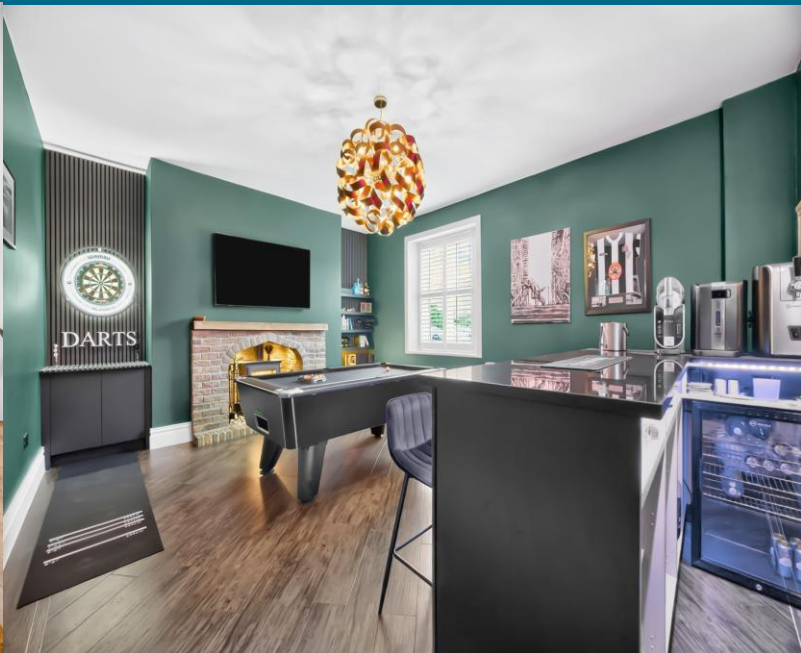
BEDROOM TWO: (right): **(top floor)** 15'13 x 23'57, (4.61m x 7.18m), double glazed window to side, double radiator built in storage cupboard, and beams to ceiling.

BEDROOM THREE: (front): **(first floor)** 15'78 x 16'04, (4.80m x 4.89m), double glazed window to front, double radiator, and spotlights and coving to ceiling.

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BEDROOM FOUR: (rear): (first floor) 13'92 x 17'89, (5.44m x 4.24m), double glazed window to rear, double radiator and fitted wardrobes

EN-SUITE: (first floor) double glazed window to rear, low level wc, wash hand basin, single radiator, shower cubicle, tiling to walls and free-standing bath.

BEDROOM FIVE: (rear): (first floor) 13'51 x 13'91, (4.11m x 4.23m), double glazed window to rear, double radiator, fitted wardrobes, and coving to ceiling.

BEDROOM SIX: (front): (first floor) 9'63 x 16'11, (2.93m x 4.91m), double glazed window to front, double radiator and fitted wardrobes.

EXTERNALLY: to the rear is laid mainly to lawn, with patio area, garden shed with a BBQ hut that sleeps up to 3 people and sits up to 15. To the front is a double garage with electric door as well as power and lighting and off-street parking for 6/8 cars.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

MINING

The Northeast region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

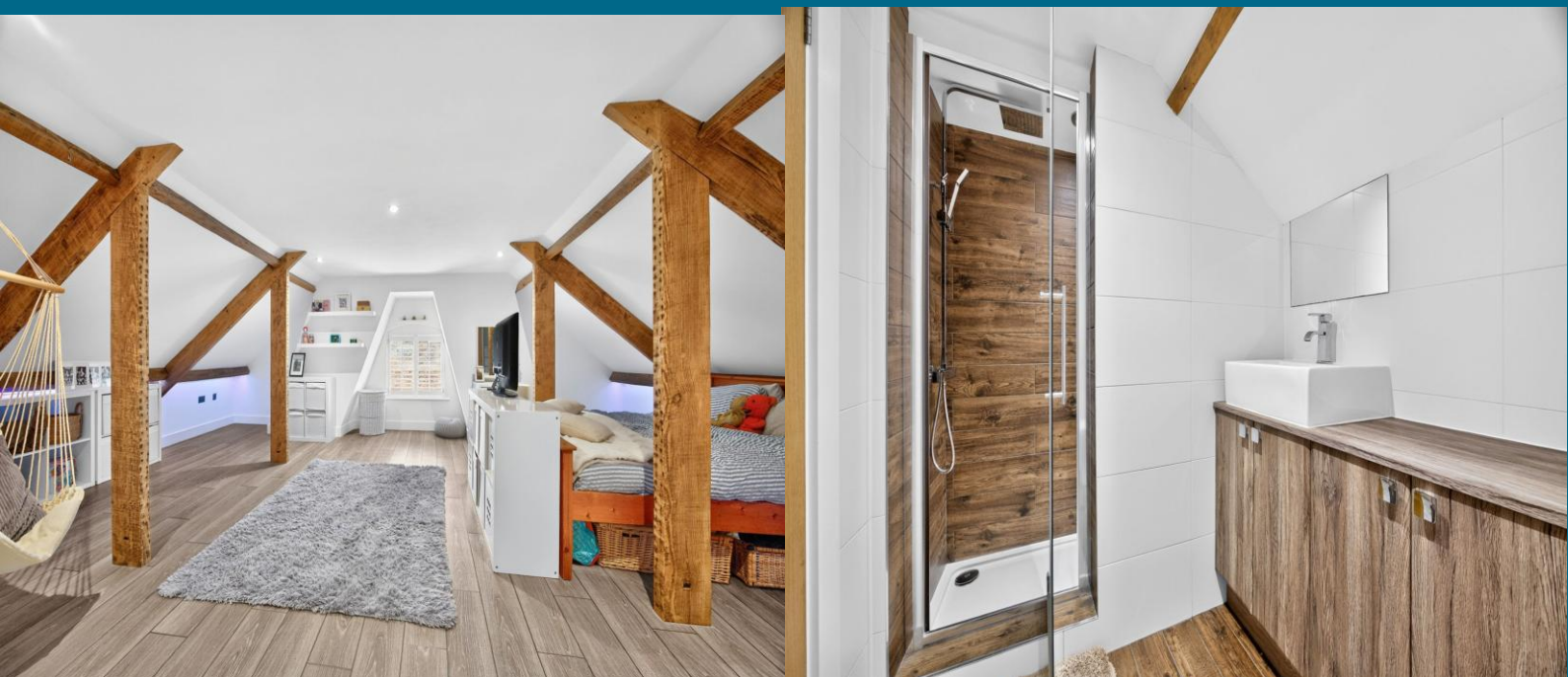
TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: F

EPC RATING: D

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor



First Floor



Second Floor



Outbuilding