



Windmill Farm

Stites Hill Road, Windmill Farm  
Old Coulsdon, CR5 1SX - O.I.E.O £2,000,000

**JOHN BROWN**  **MARK YOULL**  
SALES & LETTINGS



An exceptional opportunity to purchase a successful working kennels & Cattery together with a Grade Two Listed Detached House, Cottage and additional Outbuilding's and Stables. Situated on the edge of Coulsdon Common with a delightful semi-rural aspect yet close to local amenities, shops, choice of schools and surrounded by protected green belt land including Farthing Downs just a short walk away.

- Grade Two Listed Detached House
- Four Bedrooms
- Two Bedroom Detached Cottage
- Kennels
- Cattery
- Stables
- Additional Outbuildings
- Self Contained Studio
- Semi-Rural Location
- Extensive External Grounds







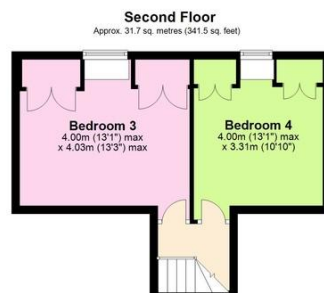
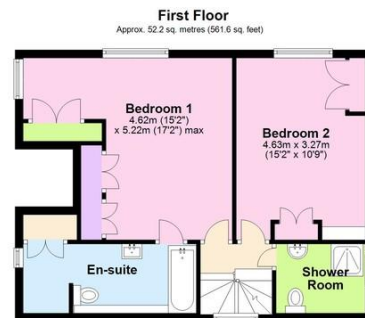
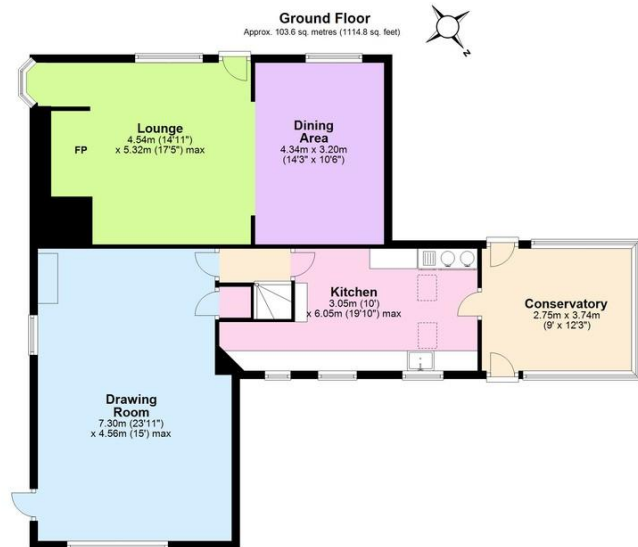
**Property Particulars:** The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

**Measurements:** Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property are based on information supplied by the vendor. We have not had sight of the title documents. A buyer is advised to obtain verification from their Solicitor.

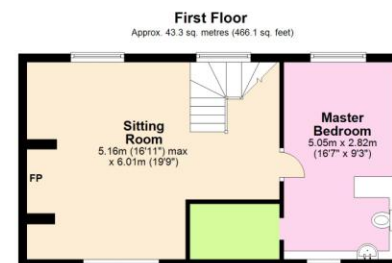
**Money Laundering Regulations:** We are legally bound to request that all prospective purchasers produce identification documentation and their prompt availability will be required to ensure the proposed sale can commence.







Total area: approx. 187.5 sq. metres (2017.9 sq. feet)  
These drawings are for representational purposes only. Drawn by Brian Blunden.  
Plan produced using PlanUp.



Total area: approx. 150.2 sq. metres (1616.9 sq. feet)  
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Plan produced using PlanUp.



Call us on **020 8668 5344 / 01737 551111**

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