



Windmill Farm

Stites Hill Road, Windmill Farm
Old Coulsdon, CR5 1SX + O.I.E.O £1,750,000

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. 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



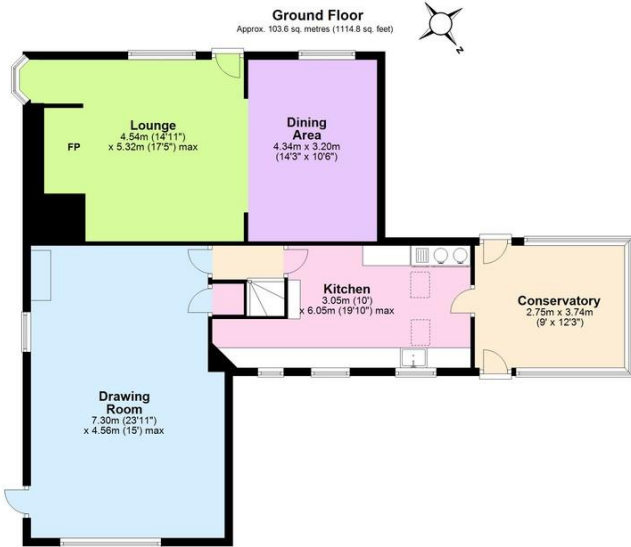


Property Particulars: The particulars are produced in good faith and prepared as a general guide and do not constitute any part of a contract.

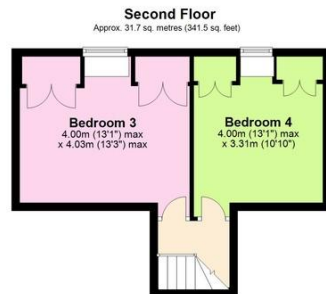
Measurements: Room sizes should not be relied upon for carpets, built-in furniture, furnishings etc. **Services:** We have not tested any apparatus, equipment, fixtures and fittings and therefore cannot verify they are in working order or fit for purpose. **Tenure:** References to the tenure of the property 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.



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