



Blue House Farm, Kirk Merrington
Spennymoor

£1,850 pcm

Blue House Farm

Kirk Merrington, Spennymoor

A spacious four bedroom equestrian property with 1.86 hectares (4.58 acres) and adjoining stables, tack room and outbuildings suitable for up to four horses, set in a rural yet convenient location.

what3words ///eggshell.when.clasps

- Spacious four bedroom farmhouse
- Two large reception rooms
- Stables for four horses
- Land extending to 1.86 hectares (4.58 acres)
- Additional outbuildings
- Rural, yet convenient location
- Council Tax band: F
- Tenure: Freehold
- EPC Energy Efficiency Rating: E
- Deposit: £1,850





Front Porch

9' 0" x 2' 11" (2.75m x 0.89m)

The front entrance porch is fully glazed with the entrance door providing access to the property.

Hallway

17' 4" x 4' 2" (5.28m x 1.26m)

From the entrance porch a door opens to the hallway with doors radiating to the ground floor living accommodation with stairs rising to the first floor.

Living Room

15' 2" x 15' 0" (4.62m x 4.56m)

The living room lies to the front of the property being a well-proportioned room with feature fireplace and a large window overlooking the fields adjoining the property.

Dining Room

15' 6" x 15' 1" (4.73m x 4.60m)

The dining room is a spacious room also lying to the front of the property with a similar outlook to the living room.

Kitchen

17' 0" x 13' 8" (5.18m x 4.17m)

The large family kitchen comprises kitchen units with a range style cooker, with five burner gas stove and induction hob. The room has a tiled floor and large log burner set upon a stone hearth. The kitchen has a large window to the yard at the rear.

Rear Porch

11' 9" x 5' 8" (3.58m x 1.73m)

From the kitchen there is a rear porch which currently serves well as a boot room with views over the rear yard.





Pantry

11' 6" x 8' 2" (3.51m x 2.49m)

The pantry lies off the hallway and provides excellent additional storage space for the kitchen.

Bathroom

8' 5" x 7' 9" (2.57m x 2.36m)

The family bathroom lies off a half landing and comprises, a bath with shower over, WC and wash basin.

Landing

9' 3" x 9' 1" (2.82m x 2.78m)

The stairs continue to the first floor landing which provides access to the four good sized bedrooms.

Bedroom 1

19' 6" x 15' 2" (5.94m x 4.62m)

The main bedroom lies to the front of the property and is a large spacious double bedroom with an ensuite shower room. The bedroom enjoys views over the fields and landscape beyond the property.

En-Suite

8' 8" x 5' 3" (2.65m x 1.60m)

The en-suite shower room comprises a double shower with rainfall shower head, WC, wash basin and heated towel rail. The room has oak effect flooring and a tiled shower.



Bedroom 2

15' 8" x 15' 1" (4.78m x 4.61m)

The second bedroom is another good sized double room with views to the front of the property.

Bedroom 3

11' 11" x 8' 7" (3.64m x 2.62m)

The third bedroom is a well proportioned third bedroom, with a window to the side of the property overlooking the walled garden.

Bedroom 4

13' 10" x 9' 0" (4.22m x 2.75m)

The fourth bedroom is a good sized room with pitched ceiling and window to the side of the property. The room benefits from a large eaves storage room.

Garden

The property has a large walled garden to the side of the property with mature trees and shrubbery. To the front of the property there is an enclosed front yard perfect for outdoor seating and enjoying the views over the adjoining land and countryside beyond

Yard

To the rear of the property there is a large yard with a number of outbuildings, perfect for storage, one having plumbing for a washing machine.

Stables and Land

There are stables, a tack room and horse shower for four horses, adjoining the farmhouse and having access directly out to the 1.41 hectare (3.47 acre) field to the front of the farmhouse. There is also an additional 0.45 hectare (1.1 acre) paddock accessed over the farmyard.

Parking

There is space for vehicles to park in the farmyard, so long as they do not block any of the buildings excluded from the tenancy.

Services

The property has mains electricity and water, whilst drainage is to a septic tank. The property has oil fired central heating.

Material Information

The property has access to a good broadband connection and mobile phone signal across most networks. We would advise prospective tenants to verify this information independently.



Property Notes

The red line boundary on the enclosed plan shows the extent of the property included within the proposed tenancy. The areas shaded black are excluded from the tenancy and the landlord must be able to access these areas at all times. The yellow hatched area on the plan shows the shared access between the prospective tenant and the landlord. Please note a public footpath does run down the access track and across the land to the western boundary indicated by a green dashed line on the enclosed plan.

Viewings

To arrange a viewing, please contact the office on 01833 908087.

Particulars Notes

Particulars and photos are dated September/October 2026.

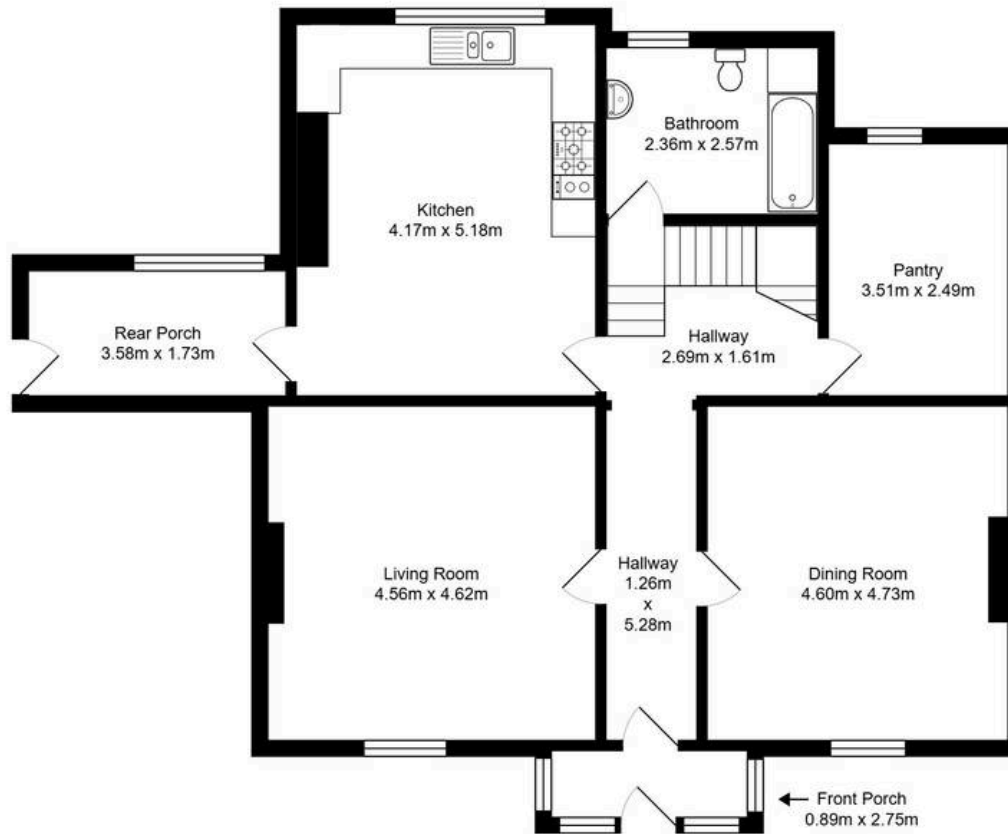
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All measurements, dimensions, boundaries, and floor areas are approximate. The inclusion of any fixtures, fittings, appliances, or services does not imply that they are in satisfactory working order or have been tested.

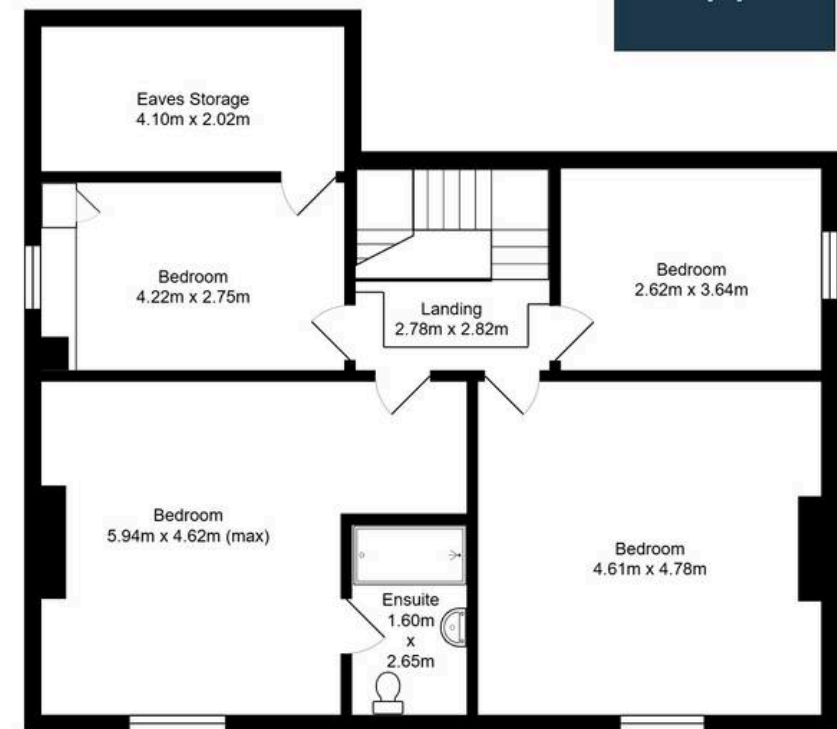
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Ground Floor



First Floor

All measurements are approximate and for display purposes only.



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