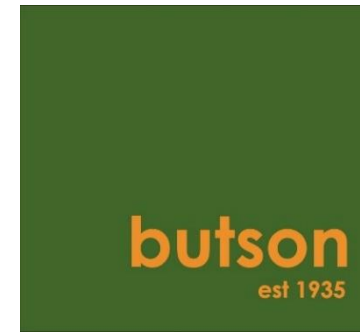




**NEWLANDS BUNGALOW & CATTERY,
BRICK HOUSE LANE,
HAMBLETON**



Newlands Bungalow & Cattery, Brick House Lane, Hambleton, FY6 9BG

Offers in the region of £800,000

- Beautiful semi-rural family home.
- Set in almost 1 acre of easily maintained landscaped gardens.
- Convenient village location
- Spacious accommodation updated throughout.
- Three reception rooms
- Three/Four bedrooms
- Fitted kitchen + Separate Utility
- Family bathroom + ensuite
- Detached double garage.
- Rare opportunity to acquire a highly regarded purpose built 5* Satr Licensed cattery.
- Viewings strictly by telephone appointment.







Character rural property with generous gardens and business opportunity

Situated in a rural location with open aspect to the front and rear. This substantial and slightly elevated detached true bungalow offers well-proportioned spacious family accommodation throughout.

Whilst already a good size property the large roof space could provide additional accommodation if required and subject to the necessary permissions.

Sitting within extensive gardens the current owner has developed and run a very successful cattery business on site and provides a buyer the opportunity to continue this creating a home with income!

Generous gardens, garage and outbuildings / stables.

Early viewing is a must and strictly by appointment.



Sat in a very pleasant, quiet rural location off Carr Lane following Brick House Lane and positioned on the righthand side.

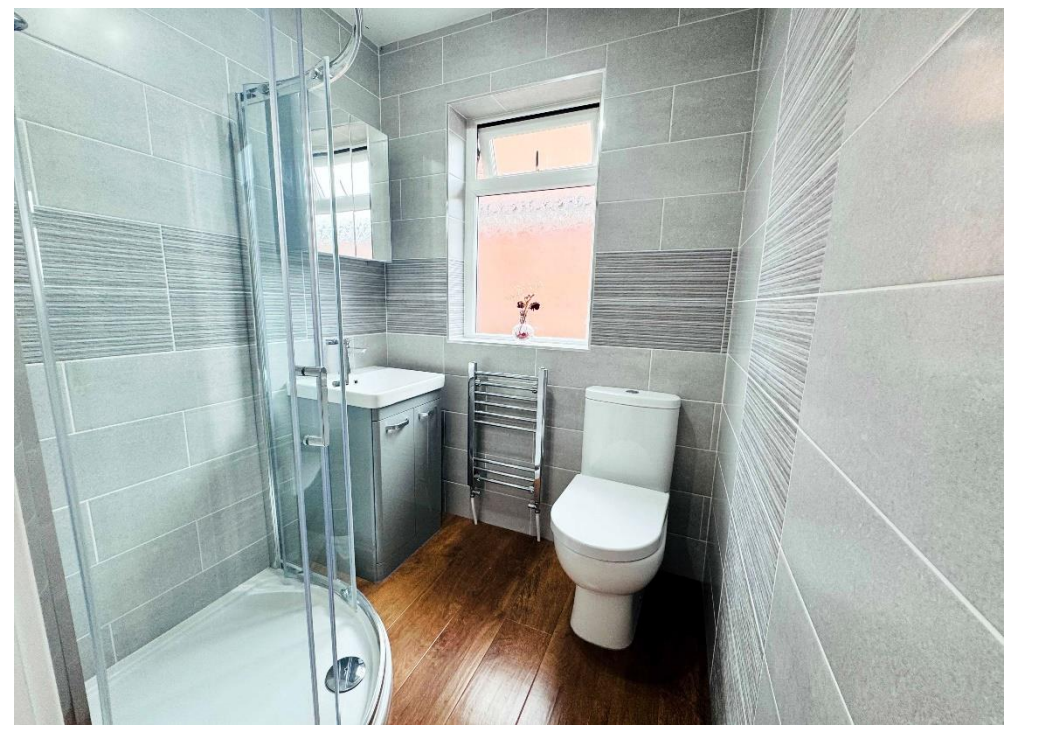
Enjoying delightful countryside and with Hambleton, Poulton, Garstang and Lancaster within easy reach.

The beautifully appointed family accommodation briefly comprises of a large 'L' shaped entrance hallway, built in storage cupboards and French doors to the good size principal reception room with box bay window and feature fireplace housing a coal effect gas fire, double doors leading to the formal dining room.

Generous, fully fitted kitchen with a comprehensive range of light oak wall and base units with complimentary worksurfaces. One and half bowl sink unit, dishwasher, double oven, extractor unit, recessed spotlights and space for an American fridge freezer.

Separate utility with sink unit and plumbed for washing machine.







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The property enjoys an elevated position, and the driveway provides ample parking to the front, side and rear.

Extensive, private grounds approx. $\frac{3}{4}$ acre include well tended landscaped gardens laid to lawn with a selection of plants, fruit trees, shrubs and a pleasant patio which is an ideal area to relax, especially in the summer months.

Additionally, there is a Summerhouse, greenhouse and two well maintained stables currently used for storage

All main services are connected and gas central heating with combi boiler, double glazing, mains sewerage.

The property is listed as Council Tax Band F. (Wyre Council).

We are advised by the vendor that the property is freehold.

Viewings are strictly by appointment through the Agent's office.



GROUND FLOOR
1656 sq.ft. (153.8 sq.m.) approx.





The Cattery

Set in almost 1 acre of peaceful countryside, Newlands Cattery is a bespoke, brand new (2017) purpose-built 5* Licensed (current) UPVC Luxury Boarding Cattery that provides Outstanding Standards of care, comfort and hygiene. The unique opportunity to purchase this previously well-established facility has arisen due to the current vendors taking early retirement due to health matters. The business formally ceased trading in April this year.

Newlands Cattery has a highly reputable local reputation, often receiving 5* reviews with a large portfolio of regular clients throughout the Fylde Coast, also attracting business from Lancaster, Preston and Manchester.



The Cattery is supported by 4 x large luxury heated private cat chalets, which are interlinked and were designed and built as a feline breeding facility. The units can accommodate up to 10 cats in total. These units can be utilised for a hobbyist breeder or added to the scope of the boarding licence.



Main Cattery

Reception area has client waiting area, fitted desk, shelving units, retail area, external CCTV,

Kitchen contains fitted storage units, washing machine, tumble drier, dishwasher and fridge with freezer compartment, hot and cold water. Separate WC and hand washing room

Main Cattery All units are double sized for 2 cats, individually heated and insulated, with removable benches to accommodate old and infirm cats safely. The unit dimensions and facilities exceed the minimum higher standards required for current 5*Star Rated Licensing Regulations and is licenced for 24 cats.

Each Unit is equipped with cat sleeping facilities, trees, beds, scratching posts with consideration to the highest standards of hygiene and comfort.

Each individual UPVC door has its own key for added security and all windows are further protected by an outside grill and operate to tilt or can be fully opened inwards

Main Corridor is divided into 2 sections the second section contains a sink with hot/cold water so that the area is a self-contained 'Quiet Zone'; providing a more peaceful environment for nervous or shy cats.

Both corridors are heated and have fitted storage cupboards. There is emergency lighting and smoke detectors throughout. Climate control has been given very careful consideration so cats are able to enjoy all year-round space and comfort without being restricted in their sleeping areas for extra warmth during colder weather.



BUTSON BLOFELD
15a, Chapel Street. Poulton Le Fylde
FY6 7BQ
01253 894494
sales@butson.co.uk



