



Netherfield, Avalanche Road

Portland, DT5 2DN

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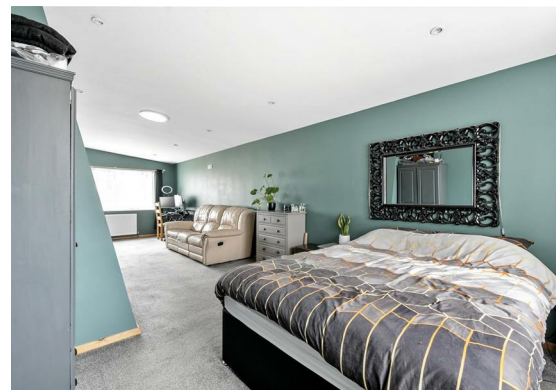


Avalanche Road

Portland, DT5 2DN

- Substantial Bungalow
- Large Plot
- Well Established Cattery/Pet Boarding Business
- Three Unusually Large Bedrooms
- Two Reception Rooms
- Westerly Rear Garden With Large Lawn & Various Seating/Entertaining Areas
- Large Driveway With Ample Off Road Parking
- Garage
- Kitchen/Family Room Plus Utility Room
- Close To Coastal Walks





'Netherfield' - **DETACHED BUNGALOW & CATTERY / PET BOARDING BUSINESS**

A rare opportunity to acquire this SUBSTANTIAL DETACHED BUNGALOW set on a large plot of approximately half an acre, along with a well established & well regarded CATTERY / PET BOARDING BUSINESS. This unique opportunity comprises an individually designed bungalow offering further scope for individuality, as well as a sustainable and steady instant source of income built up over 10+ years of successful trading.

Accommodation:

A large block paved driveway provides off road parking for 10+ vehicles. The front garden is enclosed with a low stone wall with access into the garage and main living accommodation.

A porch leads into the large hallway with doors providing access into all accommodation.



A striking lounge dominates the left hand side, with a bright and airy window overlooking the front, ample space for a range of living furniture and double doors into the second reception area. The second reception space provides an excellent additional seating area, play room, family room or formal dining room.

Situated to the rear of the property is a spacious kitchen with central island, perfect for entertaining. The space comprises a range of fitted units with space for appliances and access into the utility room. The utility room is the perfect space for washing off as you come in from the garden and for laundry. The space works perfectly for the needs of the cattery, rather than the need to utilise the main kitchen.

The accommodation is completed with three huge bedrooms and the family bathroom. The primary room boasts ample space for large bedroom furniture, as well as a walk in wardrobe/dressing room and an en-suite shower room. Bedroom Two is another large double (formerly two rooms), perfect as an annex space to utilise part of the room as a sitting area with sofa. Bedroom Three is another great sized double room with fitted wardrobes.

The main family bathroom comprises a P shaped bath with shower attachment and screen over, a close coupled WC and pedestal wash hand basin.



Rear Garden:

The rear garden is the perfect space for entertaining. The garden is separated into three main areas: the initial patio / seating / entertaining space, the main lawned garden and the cattery / pet boarding area.

The initial area boasts a large patio, a decking area with pergola, hot tub area and pizza oven, an enclosed picnic bench area. There is also a small lawned area, perfect for children playing.

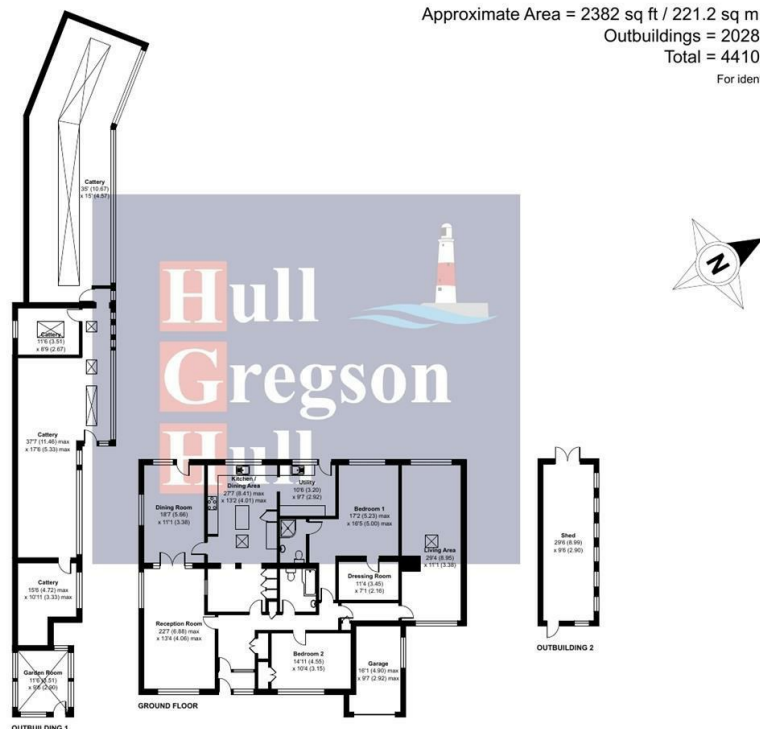
The main lawned area boasts an extensive lawn with a variety of plants / shrub borders, a greenhouse and a children's play park area.

The cattery / pet boarding area is set on the left hand boundary of the plot and measures approximately 30m long.

Avalanche Road, Portland, DT5

Approximate Area = 2382 sq ft / 221.2 sq m (includes garage)
 Outbuildings = 2028 sq ft / 188.4 sq m
 Total = 4410 sq ft / 409.6 sq m

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Hull Gregson & Hull (Portland) Ltd. REF: 1135678

Living Room

22'7 max x 13'4 max (6.88m max x 4.06m max)

Dining Room/Reception Room Two

18'7 x 11'1 (5.66m x 3.38m)

Kitchen

27'7 max x 13'2 max (8.41m max x 4.01m max)

Utility Room

10'6 x 9'7 (3.20m x 2.92m)

Bedroom One

17'2 max x 16'5 max (5.23m max x 5.00m max)

Bedroom Two & Living Area

29'4 max x 11'1 max (8.94m max x 3.38m max)

Bedroom Three

14'11 x 10'4 (4.55m x 3.15m)

Garage

16'1 max x 9'7 max (4.90m max x 2.92m max)

Pet Boarding Chalets

Additional information

The following details have been provided by the vendor, as required by Trading Standards. These details should be checked by your legal representative for accuracy.

Property type: Detached Bungalow

Property construction: Standard Construction

Mains Electricity

Mains Water & Sewage: Supplied by Wessex Water

Heating Type: Gas Central Heating

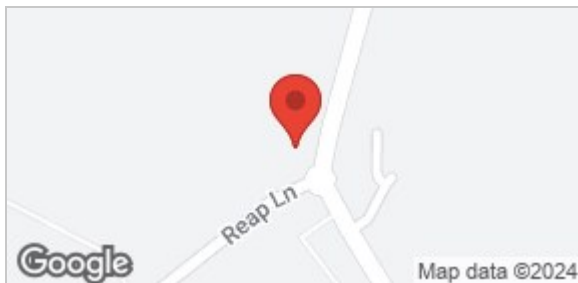
Broadband/Mobile signal/coverage: For further details please see the Ofcom Mobile Signal & Broadband checker.

checker.ofcom.org.uk/

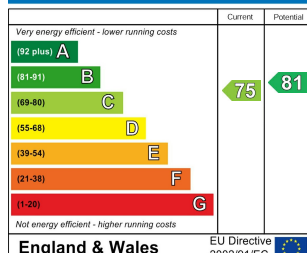
Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of

representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All measurements are approximate. Any details including (but not limited to): lease details, service charges, ground rents, property construction, services, & covenant information are provided by the vendor and you should consult with your legal advisor/ satisfy yourself before proceeding. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating



Environmental Impact (CO₂) Rating

