



Avalanche Road

Portland, DT5 2DN

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Asking Price
£784,000 Freehold



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

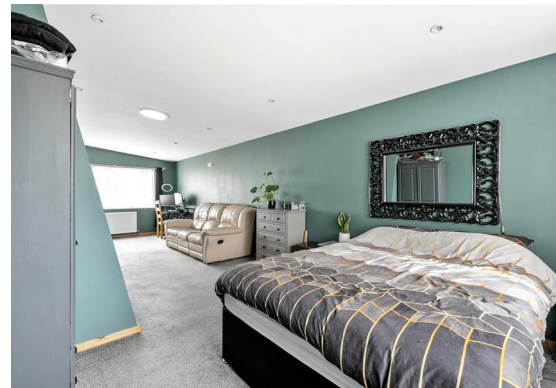




'Netherfield' - **DETACHED BUNGALOW & CATTERY / PET BOARDING BUSINESS**

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.

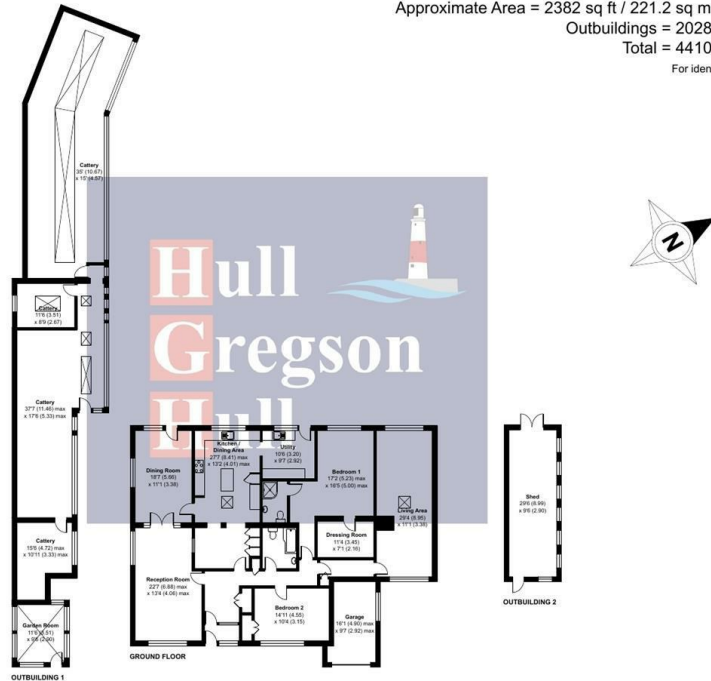
Situated to the rear of the property is a spacious kitchen with central island, perfect for entertaining. The space comprises a range of fitted units with space for appliances and access into the utility room. The utility room is the perfect space for washing off as you come in from the garden and for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



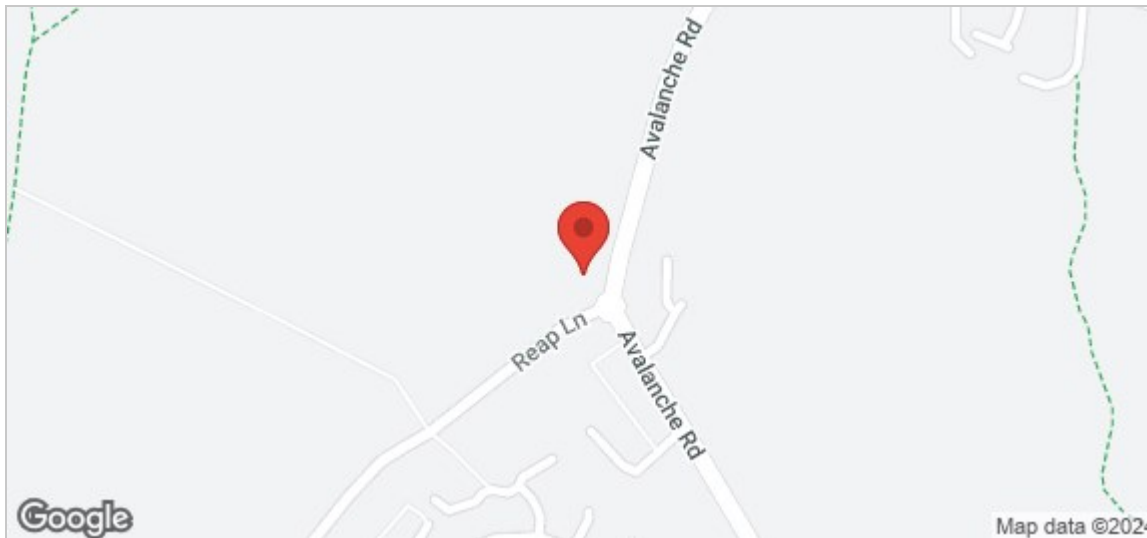
The accommodation is completed with three huge bedrooms and the family bathroom. The primary room boasts ample space for large bedroom furniture, as well as a walk in wardrobe/dressing room and an en-suite shower room. Bedroom Two is another large double (formerly two rooms), perfect as an annex space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

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	