

LAUREL & WYLDE

E S T A T E A G E N T S



Manor Farm Cattery Lower Norton Lane, Weston-Super-Mare, BS22 9YR £895.000

*** WHAT A SPECTACULAR ONE OFF OPPORTUNITY TO ACQUIRE THE ONLY 5 STAR & 'FAB ACCREDITED' CATTERY IN THE AREA WITH LICENCING FOR 40 CATS *** IF BROWSING ON YOUR PHONE, PLEASE DO CLICK ON THE 'VIDEO TOUR' TAB TO SEE OUR FABULOUS VIDEO *** SPECTACULAR DETACHED STONE BUILT BARN CONVERSION SAT ON A SPECTACULAR PLOT WITH AN IN AND OUT DRIVEWAY *** LARGE STONE BUILT DETACHED GARAGE AND DETAILING STUDIO WITH AN ELECTRIC DOOR *** IMMACULATE 5 STAR CATTERY BUSINESS WITH 30 INDIVIDUALLY HEATED CAT CHALETs *** DETACHED LOG CABIN *** HUGE KITCHEN / DINING / LIVING AND FAMILY ROOM *** FOUR BEDROOMS *** TWO EN-SUITE SHOWER ROOMS *** FAMILY BATHROOM *** THRIVING BUSINESS OPPORTUNITY ***

Entrance Porch

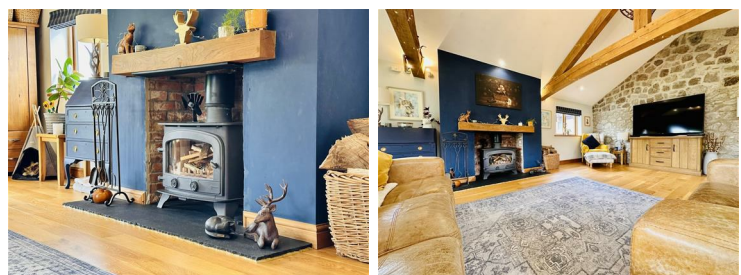
Access through a solid wooden double glazed door with obscure matching side panels, slate tile flooring, useful cloaks and shoe storage and a solid wooden door with an obscure glazed wooden panel leading through to the kitchen/dining and family room area.

Kitchen/Dining/Family Room

A fabulous space, previously three rooms now flowing into one big open plan space with UPVC double glazed windows to the front and two sets of wooden double glazed French doors to the gardens and side aspect wooden double glazed windows, underfloor heating throughout.

The kitchen has been fitted with a comprehensive range of base and eye level units with wooden square edge work surfaces incorporating a detached central island/breakfast bar area with central seating space for at least three people. There is a range of ceiling lighting, solid oak wooden flooring, inset ceramic Belfast sink with adjacent drainer and mixer tap, electric point for a large Range cooker with an extractor hood over, space for a tall fridge freezer and built in dishwasher. The dining area has ceiling spotlights, solid oak flooring and ample space for furniture. Opening into:- Family Room

A fabulous rear and side aspect room with solid green oak ceiling beams, solid oak wooden flooring and a lovely feature brick built feature fireplace with a slate tiled hearth, a floor standing cast iron log burner with a wooden beam over.





Snug

A front aspect room with wooden double glazed windows, ceiling light and wall lights, solid oak wooden flooring, door to the master suite, a feature fireplace with a paved hearth and wooden beam over, radiator.



Master Suite

A fabulous room with front aspect wooden double glazed window and rear aspect wooden double glazed French doors leading out to the rear driveway, terrace and gardens, vaulted ceiling with ceiling spotlights, solid oak wooden flooring, radiator, built in wardrobes and with a door leading to the en suite shower room.



En Suite Shower Room

With an obscure wooden double glazed window, vaulted ceiling with ceiling spotlights and extractor fan, wood effect vinyl flooring, low level WC, vanity units incorporating wash hand basin with a chrome mixer tap, glazed and UPVC clad shower enclosure with an overhead and mains shower system and a heated towel rail.



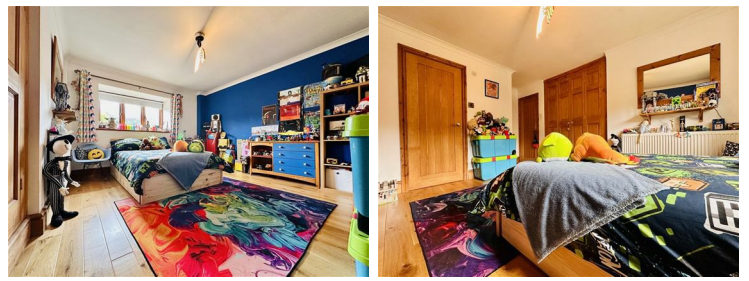
Inner Hallway

Cove ceiling, ceiling spotlights, solid oak wooden flooring, doors to bedrooms two, three, four, the family bathroom, a useful cloaks/storage cupboard and the airing cupboard. There is also a rear aspect wooden double glazed window, radiator and a high level electric meter cupboard.



Bedroom Two

A front aspect room with wooden double glazed windows, cove ceiling, ceiling light, radiator, solid oak wooden flooring, built in wardrobes and with a door to the en suite shower room.



En Suite Shower Room

A rear aspect room with an obscure wooden double glazed window, ceiling spotlights, extractor fan, wood effect vinyl flooring, radiator, low level WC, pedestal wash hand basin with twin taps and a glazed and tiled shower enclosure with a wall mounted electric shower system.



Bedroom Three

A front aspect room with a wooden double glazed window, ceiling light, radiator and built in wardrobes.





Bedroom Four

A rear and side aspect room with a wooden double glazed window, vaulted ceiling with ceiling spotlights, radiator and solid oak wooden flooring.



Family Bathroom

A part tiled front aspect room with obscure wooden double-glazed window, ceiling spotlights, extractor fan, tiled flooring, heated towel rail, low level wc, pedestal wash hand basin with twin taps, double ended bath with a chrome mixer tap and a glazed and tiled shower enclosure with a wall mounted mains shower system.



Outside

To the front of the property there is an in and out driveway with two electric gated access points, there is a long sweeping block paved driveway leading to the cattery/ area that has parking for at least three cars and around to the garage there is further off-street parking for at least six cars. The front has been laid to a mixture of block paving driveways, a block paved area around the log cabin which has power lighting, a range of wooden double-glazed windows, a door to the rear and split into two areas that could be a kitchen/living area and a bedroom area.

There is also a range of flower and shrub beds around the main part of the property.

The rear garden is good size and more than compliments the overall living space, laid to lawn and fully enclosed to all sides. There is a range of flower, bed and tree borders throughout the rear garden.





Detached Stone built Outbuilding/Cattery Reception

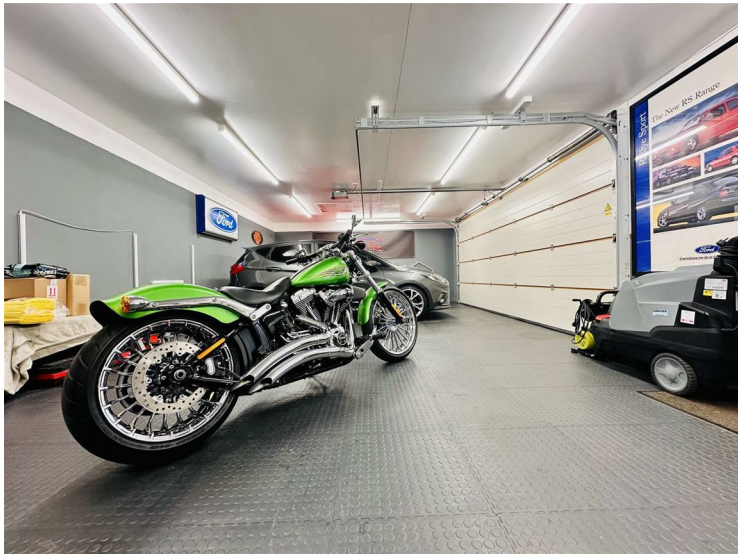
A detached stone outbuilding is currently being used as the reception area, washroom and with a door from the washroom out to the cat chalets. There are thirty cat chalets in total. The reception has a front aspect UPVC double-glazed door and matching side panel windows, ceiling spotlights, tiled flooring. The washroom has ceiling spotlights, tiled flooring, a range of wooden worktops surfaces, sink with mixer tap, tiled splash backs to all sensitive areas, inset Belfast sink with mixer tap, space and plumbing for two washing machines, space for a tumble drier.





Garage/Outbuilding

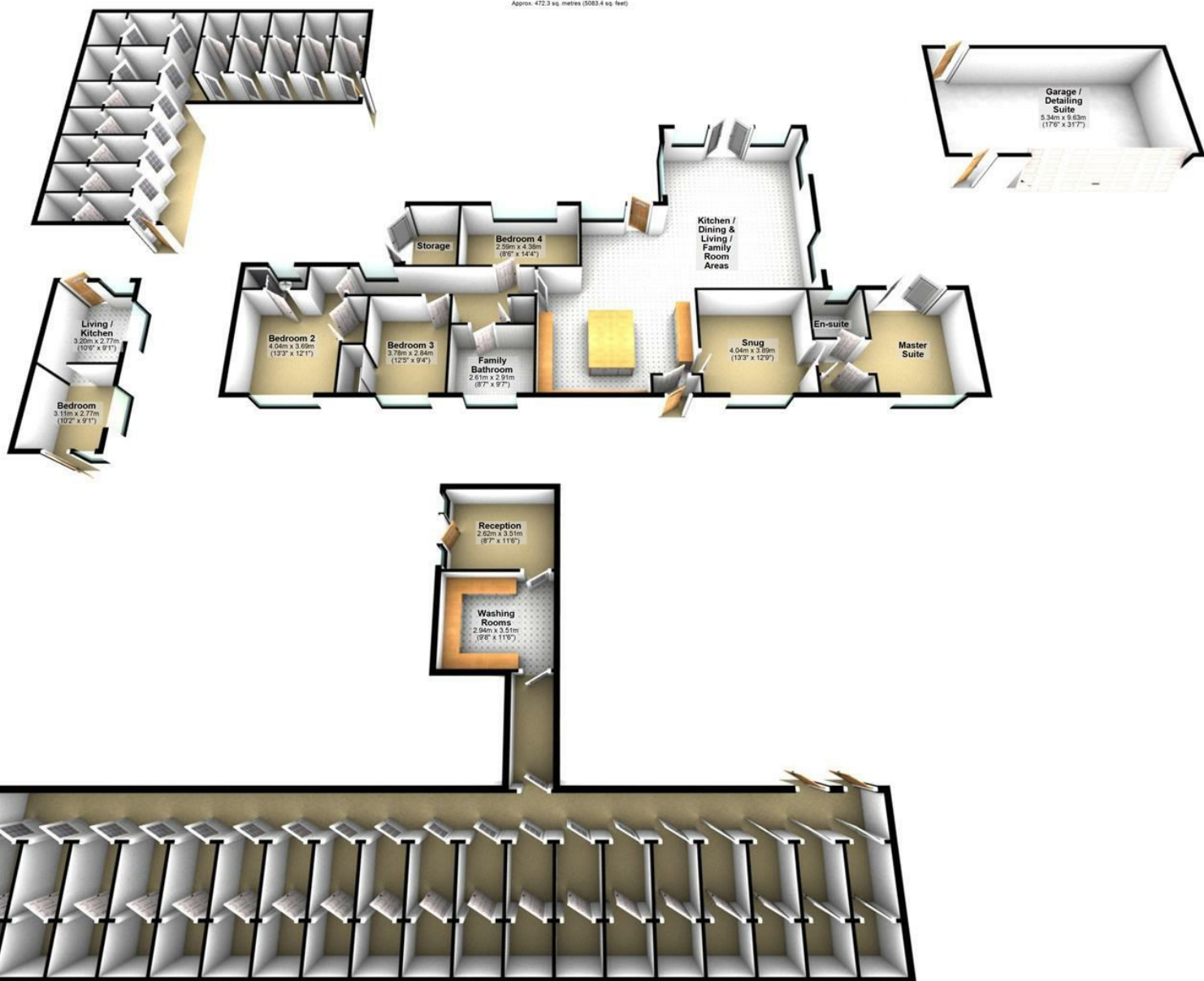
To the rear of the property there is detached stone built garage/outbuilding with a pitched and tiled roof, solar panelling, outside lighting, internal power and lighting and with an electric roll over door, and rear and front aspect pedestrian doors. The garage has been kitted out to be used as an immaculate detailing studio with superior lighting and built in cupboards with worktops and sink area.



To The Front of The Property



Ground Floor
Approx. 472.3 sq. metres (5083.4 sq. feet)



Total area: approx. 472.3 sq. metres (5083.4 sq. feet)

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		
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