

SUBSTANTIAL FREEHOLD FAMILY HOME WITH KENNELS, EQUESTRIAN & OTHER POSSIBLE USES – PETERBOROUGH, CAMBS



REFERENCE NUMBER: **M34879E**

- Stunning 4 Bedroom Residential Property
- 12 Room Cattery
- 12 Small Animal Units
- Beautiful Grounds including Large Pond
- Possible B1/B2 Usage Subject to Planning
- 47 Internal and Heated Kennels
- 4 Stables and 1 Tack Room
- 120 sq. m Outbuilding
- Huge Further Potential
- Viewing Highly Recommended

Freehold £895,000

Fixtures, Fittings and Equipment together with any Stock may be available by separate negotiation.

Call for viewings or further information

01603 662 662

PARTICULARS

We are delighted to be instructed to market this stunning residential property with the considerable benefit of having in addition a substantial range of outbuildings suitable for a variety of animal related business purposes.

There has been a successful animal boarding and grooming business run previously from the site which could very easily be re-opened in whatever form a new owner wishes for it to take. The kennels, cattery and stables are conveniently separated from the private accommodation with their own access, entrance, parking, and outside space and so can be run independently if required.

This property offers a wide range of options whether you are looking for a beautiful family home, are an animal lover who has lots of pets, or someone looking to run a business. It therefore warrants your attention and a closer look to see if this could be the one for you.

Alternatively the extensive outbuildings could be utilised for other business uses, perhaps a storage facility or such like, subject to obtaining any necessary consents.

ACCOMMODATION

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY.

The private residential property is approached through electric entrance gates over a sweeping lit driveway leading through the grounds to a large parking area with space for many vehicles whether they be cars, caravans, boats, or animal transporters. Parking is also provided for in the heated triple garage with electric doors which has been constructed to a size to be able to accommodate modern larger vehicles.

Entering the property, the carpeted hallway provides access into the exceptional master bedroom suite which benefits from built in wardrobes and further storage cupboard with patio doors leading out to the rear garden. The en-suite has the wow factor and is huge! 'His and Her' sinks, a built-in bath, separate shower, heated towel rail and a dressing/make up area with seating and mirror above are all provided.

Further off the hallway are doors into the garage plus the well-appointed cloakroom and utility room which has been fitted with a range of base and wall units, a butler style sink, space for washing machine and tumble dryer, a large window overlooking the rear garden and stable door into the good sized boot room/rear entrance porch.

The end of the hallway opens into the open plan kitchen/dining/family room which is another big tick for this property. The clearly defined areas blend seamlessly into each other and provide that dream central hub to the home which so many buyers desire nowadays. The dining area has full height windows as well as patio doors to the outside. The stunning bespoke kitchen features a large central island which incorporates a 5-ring hob, extractor, and spot lighting over. There is a delightful display cabinet, a fireplace with a working wood burner, built in fridge freezer and dishwasher, a double oven and butler sink. The kitchen area is finished with Amtico wood flooring whilst the other areas, as does the rest of the property, benefit from quality fitted carpets.

Partly open from the kitchen is the snooker/games room which can be utilised however one wishes. The room is of a good size, large enough to easily accommodate the snooker table, it also benefits from an open fireplace, large feature window looking out across the front gardens and in addition providing doors out onto the extensive covered decking area which sits on the edge of the pond.

Off the family area is a further reception room which is currently set up as a cinema room/sitting room with built in T.V and three-zone surround sound system which also enjoys having an open fireplace with wood burner.

Lastly within the residential property and leading off from the kitchen is a further wide hallway giving access to 3 double bedrooms and bathroom.

The private grounds of approx. 1 ¾ acres are another big feature of the property, in particular the well established pond area with extensive decking and pontoon reaching out into the pond where you are able to sit and enjoy nature at its best. The mature landscaped grounds surround the property with the majority of the lawned areas found to the front and side whilst the rear garden provides areas set aside for growing your own produce with a range of raised planters and beds, aviary, covered growing tunnel and various sheds for storage. There are several patio areas around the property to be able to take advantage of the sun all day long. The whole grounds are bound by established hedging and secure fencing.

Separated by fencing from the residence you will find the business side of the site. These are accessed independently by other persons via its own access road from the public highway entering into a large parking area with secure gated access through to the outbuildings. Off the parking area is a reception room which welcomes clients in with personnel doors off to the cattery units, the grooming rooms, and kennels.

The grooming rooms are split in two with one providing a wet washing area and the other a dry grooming area. The 12 room cattery is centrally heated and set away from the kennels providing a comfortable and secure place for cats to be accommodated in.

There is an extensive range of kennels with 47 in total, all centrally heated, some having covered runs attached, with a further 21 partially covered outside runs. The internal kennels are well presented and the majority benefit from tiled floors and half height tiling.

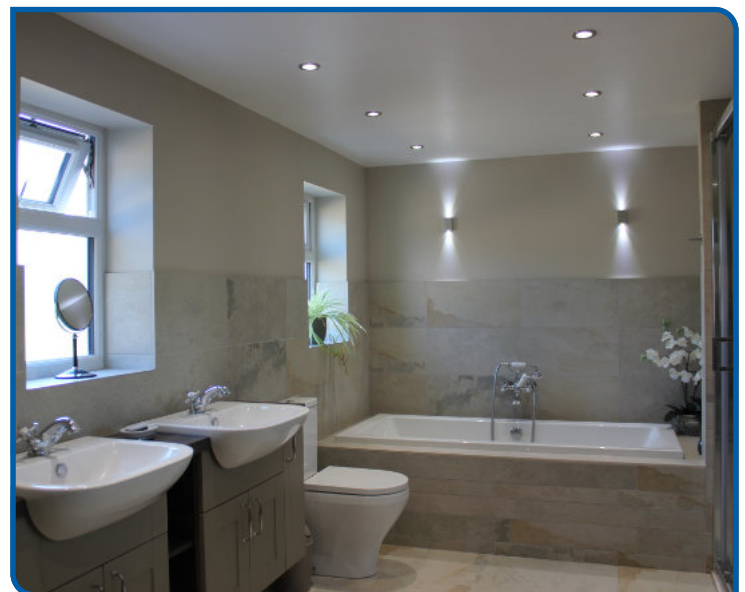
Also provided in a further outbuilding are 12 units for accommodating all types of small animals, again well fitted out and ready for use. There is also a brick and block building of c. 120 sq. m which would be suitable for conversion for a number of different uses subject to any planning consent that may be required.

Further still you will find the 4 stables complete with tack room with access out onto the grounds that adjoin this part of the site and which are split into two fields with a wide track looping round both sides. The grounds are c. 1.5 acres in size with, in addition, the hard-standing area which the various kennels and outbuildings standing on being around 0.75 acre.

The whole site is served by mains water, mains electric and a sewage treatment plant. In addition, the site has 10 kw of solar panels which are linked into the feed in tariff. C.C.T.V is also installed and covers both the residential and commercial sides of the site.

All in all, an excellent opportunity to further develop the commercial aspect of the site to whatever extent you desire whilst enjoying a wonderful family home that is ready to move straight into.

Call us now to arrange a viewing.

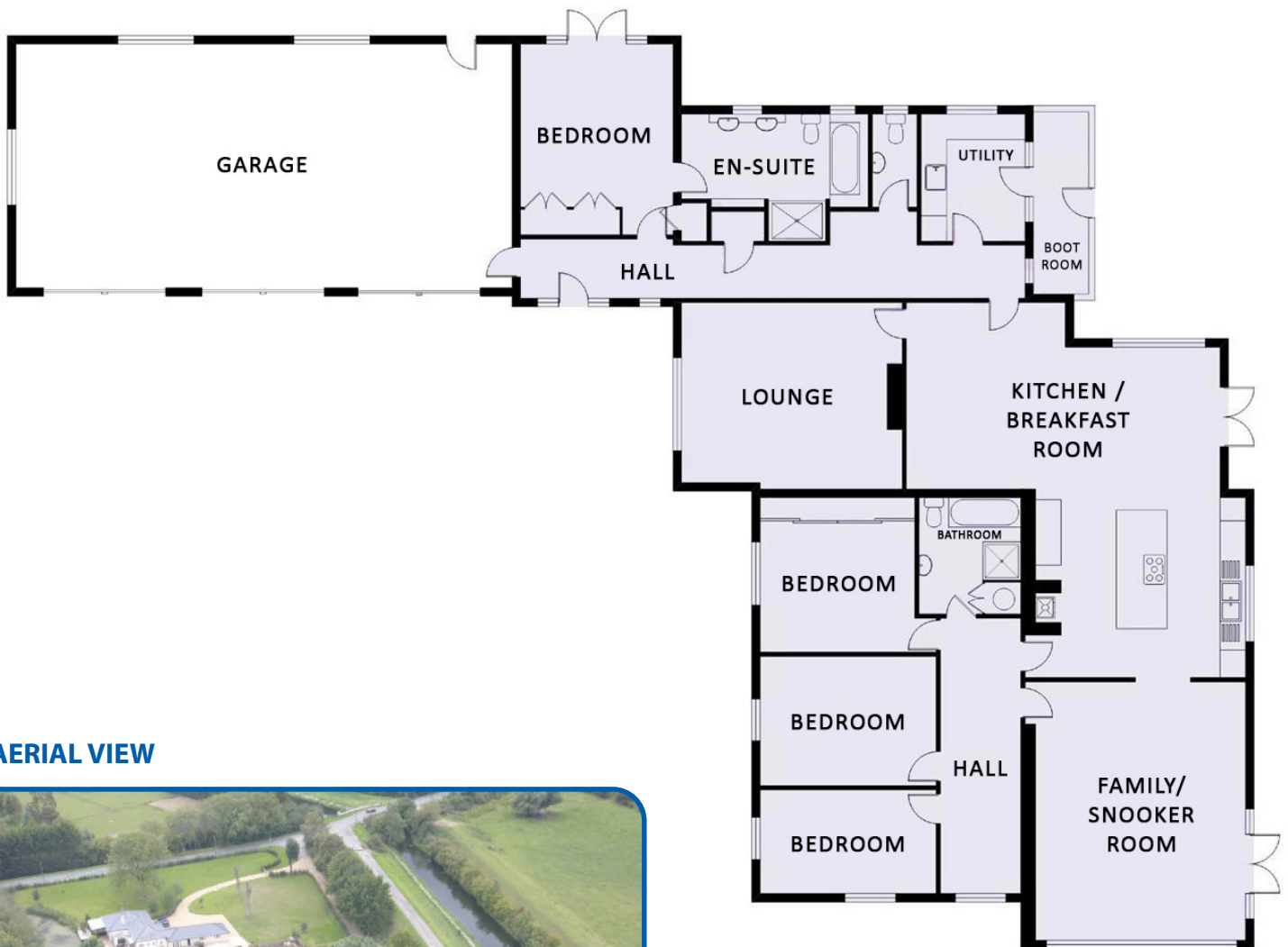


Want to view? Call 01603 662 662 to make an appointment or for further information



Want to view? Call 01603 662 662 to make an appointment or for further information

HOUSE FLOORPLAN



AERIAL VIEW



Floorplan for general guidance only

Want to view? Call 01603 662 662 to make an appointment or for further information

Want to view? Call 01603 662 662 to make an appointment or for further information

FURTHER INFORMATION

TENURE

Freehold.

RATES PAYABLE

The vendor has recently successfully appealed to the Valuation Office to have the Rateable Value reduced to £12,500.00. They believe that with the benefit of Small Business Rate Relief the amount of business rates payable will be in the region of £1,000.00 p.a.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

PRICE

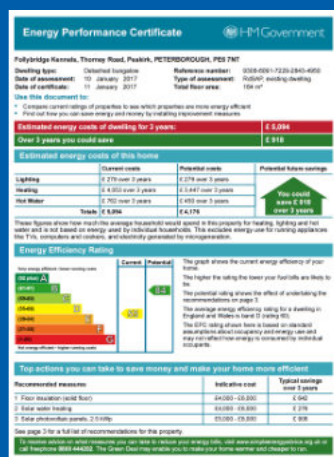
£895,000.

Fixtures, Fittings and Equipment together with any Stock may be available by separate negotiation.

VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

EPC (full EPC available on request)



MAP

