



Louise Oliver
Properties

£275,000

Messingham Road, DN17 2QZ



3

Bedrooms



1

Bathroom

45 Oswald Road, Scunthorpe, North Lincolnshire, DN15 7PN |
info@louiseoliverproperties.co.uk

441724853222



PROFESSIONAL CATTERY BUSINESS & FREEHOLD FAMILY HOME

LIFESTYLE OPPORTUNITY

A rare opportunity to purchase a spacious family home with an established A-rated cattery business generating approx. £47,000 per annum. The property offers extended ground floor accommodation including lounge with bay window and log burner, open-plan dining room with office/snug, modern fitted kitchen with pantry, and three first-floor bedrooms plus family bathroom. Externally the home benefits from a detached brick-built garage, outbuildings, and purpose-built cattery with 20 heated units, office, kitchen, and storage. Situated in a semi-rural location yet close to main road networks, this is an ideal lifestyle opportunity combining comfortable living with a profitable business.

A Rare Commercial & Residential Opportunity

An exceptional opportunity to acquire a well-established, council-licensed cattery business together with a beautifully presented freehold residence, located in the desirable semi-rural setting of Messingham Road, Bottesford, Scunthorpe. This rare combination provides the chance to enjoy a profitable lifestyle business generating an approximate annual turnover of £47,000, while also benefitting from spacious private accommodation and extensive gardens with outbuildings. Whether you are seeking a lifestyle change with a ready-made business or wish to adapt the facilities for alternative commercial use, this property offers remarkable flexibility and appeal. This is a unique lifestyle opportunity to purchase a thriving, long-established cattery business with a beautifully presented family home in a sought-after semi-rural location. The property offers the perfect balance between home life and commercial enterprise, with the flexibility to continue the business as is, or to adapt the facilities for alternative use.

The Business – Apple Blossom Cattery

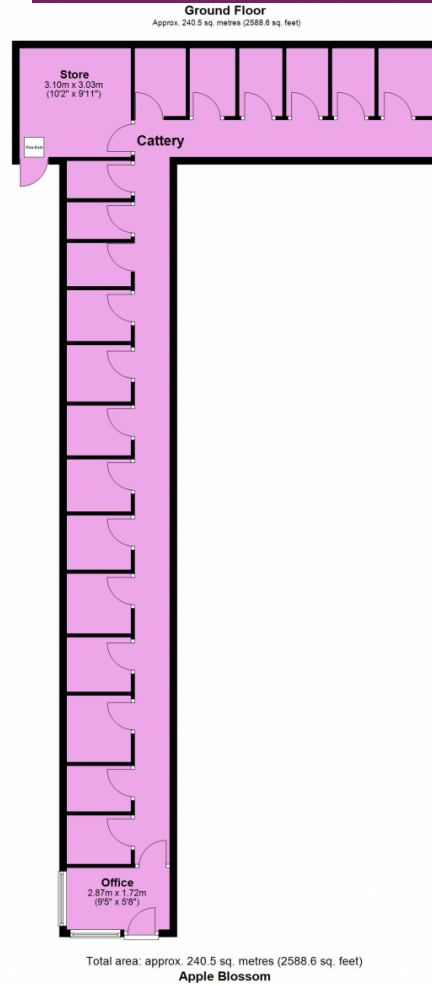
Established in May 2001 by a lifelong cat lover, Apple Blossom Cattery has become a highly regarded and trusted facility, providing a safe and welcoming environment for pets while their owners are away. Licensed by the council and rated to the highest standards, the cattery operates under strict animal welfare guidelines, ensuring all pets in its care remain happy, healthy, and secure. The facilities include 20 spacious, hygienic, and fully heated units, with a mix of single and family enclosures to house multiple cats together. Each guest is cared for according to their owner's instructions, with feeding and routines tailored to keep life as normal as possible during their stay. The business benefits from a strong online presence through its established website www.appleblossomcattery.co.uk, supporting a loyal and repeat client base. With an approximate annual turnover of £47,000, Apple Blossom Cattery represents a profitable and rewarding opportunity for its new owner. The cattery buildings are of timber construction and comprise 19 heated units, a welcoming reception area, a separate kitchen, and large storage space with an emergency access point.

The Residence

The adjoining family residence provides modern, extended accommodation ideal for both comfort and functionality. On the ground floor, a bay-fronted lounge with feature log burner opens into a spacious dining area with access to a walk-in pantry and rear office/snug. A modern, newly refurbished kitchen with U-shaped worktops, breakfast island, built-in appliances, and rear garden access completes the ground floor. Upstairs, three bedrooms are offered, including two doubles (one with a cast iron fireplace) and a generously sized single. The family bathroom is fitted with a modern three-piece suite including bath with shower over.

Viewing is essential to appreciate the full scope and potential of this property.

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Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Net zero CO₂ emissions

64 This is how energy efficient the building is.

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