



Clockhill Farm Cattery & Kennels, Maud

Peterhead

In Excess of **£575,000**

Clockhill Farm Cattery & Kennels

Maud, Peterhead

FULLY OPPORATIONAL KENNELS & CATTERY BUSINESS WITH 4 BED COTTAGE, 2 BED CHALET AND RANGE OF OUTBUILDINGS. EXCELLENT FURTHER DEVELOPMENT POTENTIAL & 12 ACRES (approx) INCLUDING WOODLAND.

Council Tax band: TBD

Tenure: Freehold

- FUNCTIONING CATTERY AND KENNELS.
- SUBSTANTIAL WORKSHOP
- WIDE RANGE OF OUTBUILDINGS.
- TWO BED DETACHED CHALET.
- 12 ACRES INCLUDING WOODLAND.
- SUITABLE FOR LIVESTOCK & EQUESTRIAN.
- EXCELLENT DEVELOPMENT POTENTIAL.
- POSSIBLE HOLIDAY LET BUSINESS.







Hallway

15' 7" x 3' 0" (4.76m x 0.91m)

A welcoming entrance with fully carpeted staircase and oak balustrades offering storage space beneath. Fully carpeted.

Lounge

15' 5" x 14' 11" (4.70m x 4.56m)

A spacious but cosy room with dual aspect including a large picture window with deep sill overlooking the pretty front garden and flooding the space with natural light. The focal point in the room is the attractive granite fireplace with slate hearth and wooden mantle housing the wood burning stove just perfect for those colder evenings. Decorated in a neutral shade with oak effect flooring. There is access to the games room from here.

Games Room

34' 0" x 18' 8" (10.37m x 5.69m)

A very spacious room currently being used as a games room/entertainment space currently housing a pool table, soft seating and bar (not included in the sale). The large window has views of the courtyard and the floor is finished in wood effect laminate.

Bedroom 4

15' 4" x 11' 7" (4.68m x 3.54m)

A generous double bedroom on the ground level with a large picture window to the front, lots of space for free standing furniture and finished with a wood effect flooring.

Rear Hallway

13' 6" x 4' 2" (4.11m x 1.28m)

Accessed from the external door at the side of the property with a large walk in cupboard with hot water cylinder that is perfect for drying wet outerwear etc and a further smaller cupboard. There is a useful wall mounted heated towel rail and the floor is finished a tile effect laminate

Dining Kitchen

9' 9" x 13' 9" (2.98m x 4.18m)

A modern kitchen fitted with a combination of wall



GARDEN

To the front of the property is a fully enclosed garden with mature lawn, flower beds and mature shrubs. There is also an area for seating. To the rear is a large courtyard with sheltered pergola ideal for outdoor seating and BBQs.

GARDEN

Adjacent to the cattery is a large area of lawn edged with mature trees that is ideal for exercising the animals or hosting a large gathering.

DRIVEWAY

10 Parking Spaces

The private driveway leads to a large parking area that will accommodate a large number of vehicles including work vans, large machinery and customers cars.





Approximate total area⁽¹⁾

547.13 m²

Reduced headroom

1.29 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



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