



- Fabulous High-Quality Three Bedroom Timber Lodge
  - Established Cattery Business
- Multi-Purpose Barn with Three Internal Loose Boxes
  - Pasture Paddocks
  - Approx. 7.5 Acres in All
  - Popular and Accessible Location

REF EO8235



## GENERAL AND SITUATION

### Approximate Distances:

Evesham 2 miles • M5 Motorway J8 (Strensham) 11 miles • Worcester 14 miles

A fabulous, high-quality three bedroom timber lodge and established cattery business, set in approx. 7.5 acres, together with a good range of additional outbuildings and pasture paddocks, in a popular, accessible location.

The property has been gradually developed by the present owners over the past thirty years and the cattery, which has a five-star rating, produces an excellent income, further details of which are available from the Agents.

The dwelling is subject to an occupancy condition which states *"The occupation of the dwelling shall be limited to a person solely or mainly working, or last working, at the cattery business on the site approved under planning reference W/13/02472/PN, or subsequently amended, a widow or widower of such a person and to any resident dependants"*

The property lies in an accessible location, just two miles from the centre of Evesham, which provides a full range of day to day shops and amenities. The cathedral city of Worcester is close by and there is access onto the M5 motorway at junction 8.



## THE RESIDENCE

A high-quality detached, timber lodge with oil-fired central heating and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The property is entered through glazed double doors that open into the **Kitchen/Breakfast Room**, which has a stone floor and is fitted with a range of built in base and island units, with hardwood surfaces, incorporating a Belfast sink, range cooker with extractor hood and integral dishwasher.

Double doors from the **Kitchen** open into the main **Living/Dining Room** which has an oak floor, two large picture windows and glazed double doors opening out to the front.

From the **Kitchen** a further door opens into a **Utility Room** with built in storage cupboards, Belfast sink, plumbing for washing machine and a stable style external rear door.

There is an **Inner Hall** with oak flooring, leading to **Three Bedrooms**, the largest of which has a double wardrobe and an **Ensuite Shower Room** with a cubicle with mains shower, WC and wash hand basin.

The **Main Bathroom** has a roll top bath, cubicle with mains shower, WC and tiled floor.



## OUTSIDE, OUTBUILDINGS & LAND

The property is approached along a driveway, the first part of which is shared with a neighbour. It leads on to a private gravelled drive and a large **Parking Area**.

There is a beautiful, large, lawned garden with a **Raised Timber Deck**, **Hartley Botanic Greenhouse**, spacious lawns and an **Orchard** with apple, pear, plum and cherry trees.

Within the garden there is a **Shepherds Hut** that has been ornately carved and is absolutely stunning, with a bunk bed, logburner, built in cupboards with sink, light, power and wi-fi connection. It may be available by separate negotiation, together with a **Hot Tub** which was newly installed in July 2024.

The **Cattery** is purpose-built with oak clad block walls, tiled roof, light, power and water supplies, with **Fourteen Double uPVC Pens**, **One Quad Pen**, a **Kitchen/Office/Reception** and a **Utility/Washroom**. It is currently licensed for thirty-two cats and has a **Five Star Rating**.

**Multi-Purpose Barn** built by Shufflebottom 75' x 35' (22.9m x 10.7m) overall. Steel portal frame with block walls and box profile roof, half concrete base, with **Three Internal Loose Boxes**, **Tack Room** and **Stores**.

**Workshop**

**Isolation Cat Pen**

**Pony Enclosure with Shelter**

The **Land** adjoins in permanent pasture with mature hedges and post and rail fencing, divided into one large field plus smaller turnout paddocks. Water is supplied to a field trough.

**AVAILABLE WITH APPROX. 7.5 ACRES  
(About 2.8 Hectares)**



# RURAL SCENE

Equestrian | Smallholdings | Residential | Farms | Lifestyle

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 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Rural Scene. REF: 1254558

Approximate Area = 1318 sq ft / 122.4 sq m  
 Outbuilding(s) = 4762 sq ft / 442.4 sq m  
 Total = 6080 sq ft / 564.8 sq m  
 For identification only - Not to scale

## VIEWING

Strictly by appointment only with the Agents

## LOCAL AUTHORITY

WYCHAVON DISTRICT COUNCIL  
 Tel: 01386 565000

## SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, OIL-FIRED CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)  
 SOLAR PV PANELS on the barn roof

**TENURE** Freehold **ENERGY RATING** A **COUNCIL TAX** A

## DIRECTIONS

From Evesham take the B4084 towards Pershore and turn right into Boston Lane. The entrance to Boston Lodge will be found after a short distance on the right-hand side.

what3words // seemingly.manual.terribly

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N.B. These particulars have been prepared in good faith to give an overall view of the property. They do not form any part of an offer or contract and must not be relied upon as statements or representations of fact. Whilst every effort has been made to ensure the accuracy of the information contained here, any areas, measurements or distances are approximate; the text, photographs, floorplans and land plans are for guidance only and no responsibility is taken for any error, omission or misstatement. Any figure given is for initial guidance only and should not be relied on for valuation or measuring purposes.

Rural Scene have visited BOSTON LODGE but have not surveyed or tested any of the appliances, services or systems in it (such as heating, plumbing, drainage, etc). The vendors have checked and approved the details; however purchasers must rely on their own and/or their surveyor's inspections and their solicitor's enquiries to determine the overall condition, size and acreage of the property and also any planning, rights of way and all other matters relating to it.