



Howden Cattery, Howden Road, Holme on Spalding Moor, York, YO43 4BU

- Equestrian facility with 3 acres of land
- Cattery business licensed for 32 cats with an annual turnover of £14,000
- Various stables, field shelters, an all weather turnout area, Manège & four horse walker
- Detached double garage with 16 solar panels
- Kitchen with walnut worktops and a range of appliances. Utility area
- Large living room with a log burner at its centre
- Formal dining room with a cast iron open fire
- Four double bedrooms, all with wardrobes and two with en-suites
- Family bathroom
- EPC = D

Guide Price £649,950

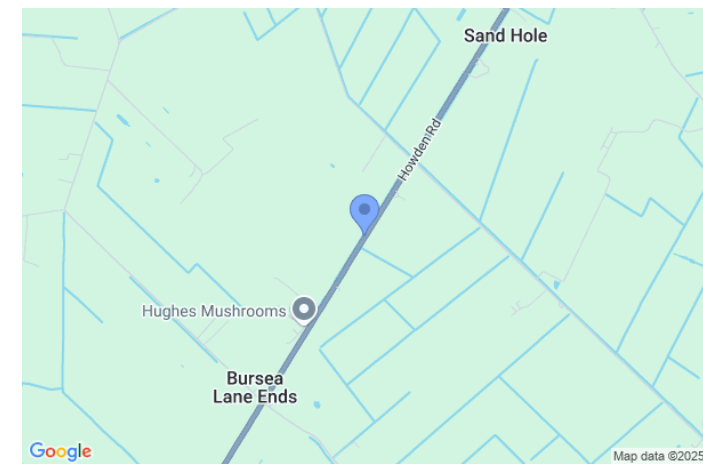
If you are looking for a change of lifestyle, want to be close to the main road networks and desire a property with land, then look no further as this lovely home provides just that. The property is a registered small holding and is currently used for hobby breeding horses and dogs. The site benefits from a vast array of equine facilities including 3.44 acres, an American barn with five stables, wash bay, tac room, multiple timber storage sheds, three field shelters, a workshop, a block of three stables, Molenkoning four horse walker, an all weather turn out area and a manège with a silica and rubber carpet base. Not only do you get all of the above but there is also Cattery business that is licensed for 32 cats and has a five star rating. The Cattery is timber construction with 16 enclosures, additional day units, a store area, a reception and kitchen. The business currently has a turnover of £14,000 but has huge potential for further growth. This really is an exceptional property that can only be fully appreciated on viewing.

On entering the property you will find yourself in a good sized hallway which doubles up as office area with a built in desk and storage. The kitchen is located at the rear of the house and comprises of a large central island with a Walnut worktop, a second worktop with a stainless steel sink with drainer, a dishwasher, microwave, an American style fridge/freezer, wine fridge, a Rangemaster cooker with a five ring hob over and various storage units. There is a separate utility area off the kitchen with space for white goods, fitted storage, a cloakroom with a w/c and a door out to the rear garden.

To the other side of the kitchen you will find a substantial living room which benefits from double doors that open to a patio, an impressive fire place with a raised log burner at its centre and dual aspect windows. A second set of doors open to the formal dining room which has a cast iron open fire with a stone hearth and timber surround. There is a bay window at one end which has a seat below.

To the first floor you will find four double bedrooms, all with wardrobes and two with en-suites comprising of a shower, hand basin, w/c and a heated towel rail. The master bedroom also benefits from hidden storage within the wardrobes and a vanity area. A family bathroom comprising freestanding bath, low level w/c, hand basin with storage below and chrome heated towel rail completes the internal accommodation.

In addition, there is a detached double garage with internal stairs that lead to an office/storage accommodation above and 16 solar panels to its roof. The driveway is gated. There is a septic tank and the property has mains gas central heating.





A VERSATILE MIXED USE PROPERTY WITH LAND



R M English Ltd, 2 Railway Street, Pocklington, YO42 2QZ Tel: 01759 303202



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		68	83

England, Scotland & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Ra		0	0
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			

England, Scotland & Wales EU Directive 2002/91/EC

Viewing strictly by appointment

Tenure Freehold

Council Tax Band D

Local Authority East Riding of Yorkshire Council

Services Mains water, electric & gas. Septic tank & solar panels



Address: Howden Cattery, Howden Road, Holme-on-spalding-Moor, York, YO43 4BU

Reference: 2003



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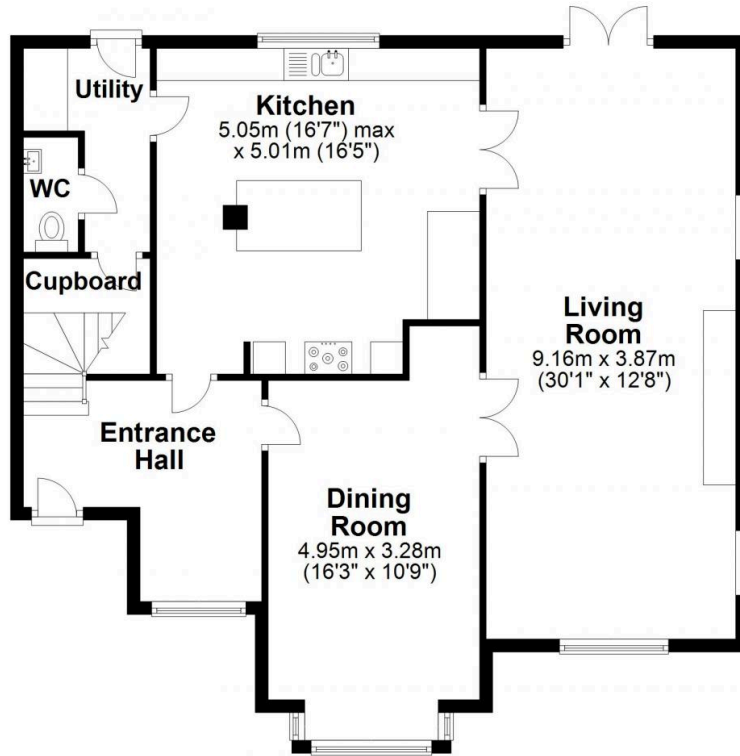


Offices in York, Pocklington and Market Weighton

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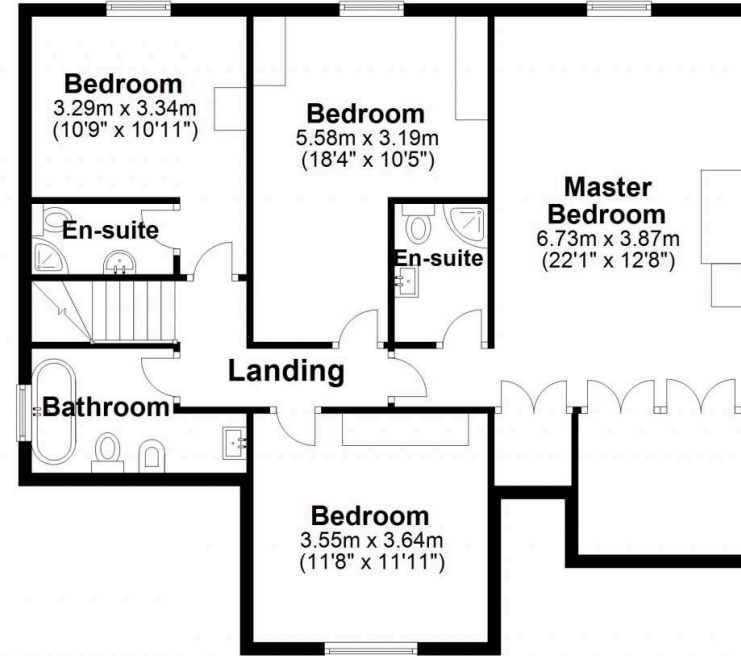
Ground Floor

Approx. 100.5 sq. metres (1081.6 sq. feet)



First Floor

Approx. 94.2 sq. metres (1014.1 sq. feet)



Total area: approx. 194.7 sq. metres (2095.8 sq. feet)

This plan is for illustrative purposes only. Placements and measurements are for guidance and should not be scaled.
Quoted SqFt and SqM measurements may contain garages and ancillary buildings. Confirm with the Agent in all cases.
Plan made with PlanUp.
Plan produced using PlanUp.

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