



We've described this property as the business name suggests - Mitton Kennels, but it is so much more!

Set in a lovely position with open fields to both sides and at the rear, this interesting property comprises is a attractive detached house full of character dating back to the early 1900's, a cosy detached one bedroom annexe with sheltered BBQ area, hot tub and timber built bar with seating area and wood burning stove. There is also a range of buildings including a good quality Wareings type building and a range of buildings equipped for the successful businesses that are run from the premises - kennels, a cattery and a doggy-day-care business.

There is potential for a wide range of uses of the property - from tourist type accommodation to a range of light industrial of office type uses.

Situated opposite Mitton Hall with the Aspinall Arms and the river Ribble just two minutes walk away - this is often regarded as the gateway to the Ribble Valley.

**House - 1,893.5 Sq Ft - 175.9 m2 approx.**

**Annexe - 850 Sq Ft - 79 m2 approx.**

**General Purpose Building / Workshop - 4,688.64 Sq Ft - 435.59 m2 approx.**

**Kennels / Cattery / Staff room - 5,802.17 Sq Ft - 539.04 m2 approx.**

**Doggy Day Care - 1,561.95 Sq Ft - 145.11 m2 approx.**

#### **General Purpose Building / Workshop**

Built to a very high specification, internally, the building incorporates offices, wc, kitchen area and a large workshop space on the ground floor. It also has an expansive mezzanine providing great storage space and / or more offices.

#### **Kennel Building**

A large L shaped building with a total area of around 539.04 m2 (5,802.17 Sq Ft) incorporating offices and licensed boarding kennels for up to 125 dogs. In addition there are licensed facilities for day care for up to a further 25 dogs.

There is a large concreted yard area with ancillary covered workshop areas and general purpose buildings linked to the business.

#### **The Farmhouse**

The main entrance opens into the lovely farmhouse kitchen through a snug with flagged floors and log burning stove. To the rear of the kitchen is a patio area and separate boiler room / utility room. The lounge has boarded floors and a large Inglenook type fireplace with log burning stove. The office is well equipped with built in shelving & storage cupboards.

The dining room again with boarded floors has an ornate, Adams style Victorian fireplace with timber surround. Upstairs there are three very generous sized bedrooms, one with a lovely en-suite shower room and a good sized family bathroom.

#### **The Annexe**

Extending to around 79 m2 (850 Sq Ft), this is a fantastic self contained cottage/bungalow suitable for annexe accommodation to the main house or has the potential to be re-purposed into a holiday let (subject to planning).

There is a large double bedroom with en-suite shower and dressing room. The living area incorporates a well fitted kitchen with breakfast bar and a cosy lounge area with log burning stove. There's a utility room with steps up to a fantastic patio, bar and outdoor kitchen area - ideal for long summer nights overlooking the fields towards Pendle Hill.

#### **The Business**

Mitton Kennels is the only 5 star Kennels & Doggy Day Care centre in the Ribble Valley, between the businesses the annual income is approximately £380,000. Business rates are approximately £3,500 per annum.

#### **Services**

Oil fired CH, shared septic tank drainage, LPG for gas stove, mains water and electric.

#### **Tenure**

We understand from the owners to be Freehold.

#### **Council Tax**

Band F.

#### **Energy Rating (EPC)**

TBC.

#### **Viewings**

Strictly by appointment only.

#### **Office Hours**

53 King Street, Whalley BB7 9SP  
Monday to Friday 9.00am to 5.00pm  
Saturday 9.30am to 2.30pm

#### **Money Laundering Regulations**

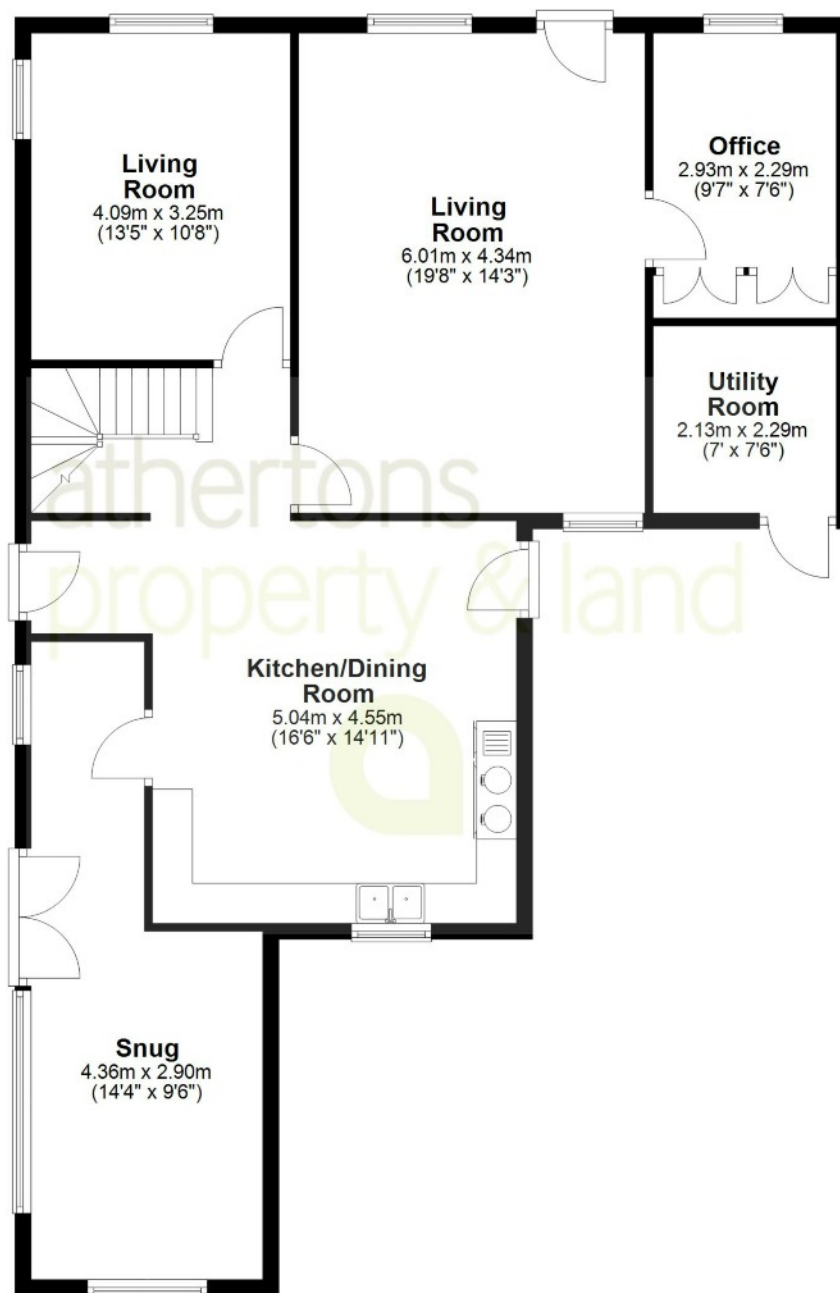
Money Laundering Regulations under The Money Laundering, Terrorist Financing and Transfer of Funds (information on the payer) Regulations 2017 (SI 2017/692), brought into effect in June 2017.

We are now required to undertake due diligence checks on intending bidders / prospective purchasers prior to any bid being accepted. Any intending bidders / prospective purchasers should therefore provide us with photographic identification (current passport or driving licence) and proof of address (utility bill no older than three months old or current Council Tax bill) at our office before the sale or the auctioneer prior to the commencement of sale.

The successful bidder / prospective purchaser will be required by us to complete an Identification Verification Questionnaire form (which will incorporate prescribed information, identification documentation etc.) already given in the instance of purchase by auction.

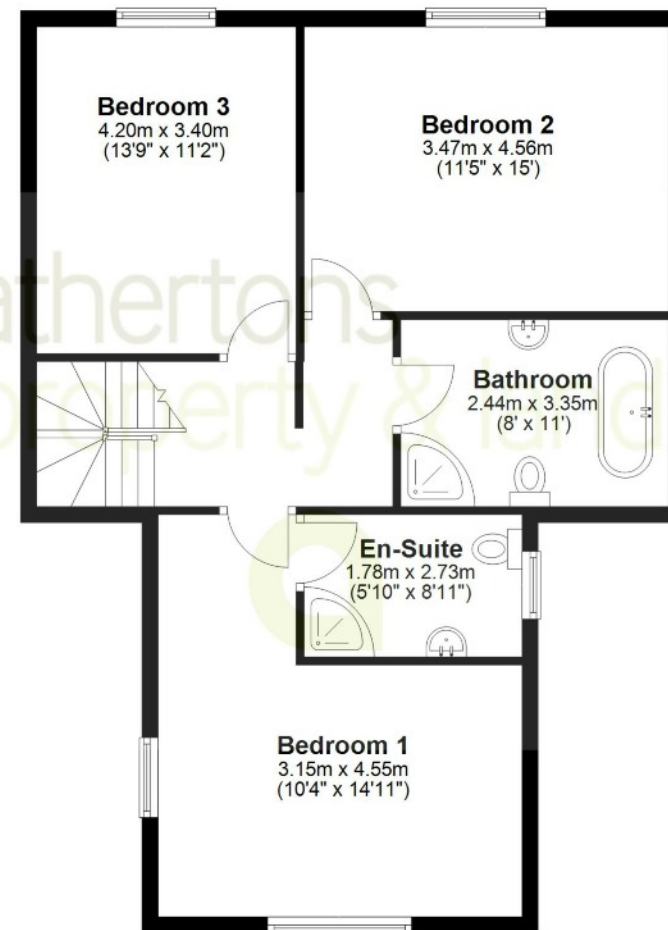
## Ground Floor

Approx. 104.2 sq. metres (1121.1 sq. feet)



## First Floor

Approx. 71.8 sq. metres (772.4 sq. feet)



Total area: approx. 175.9 sq. metres (1893.5 sq. feet)





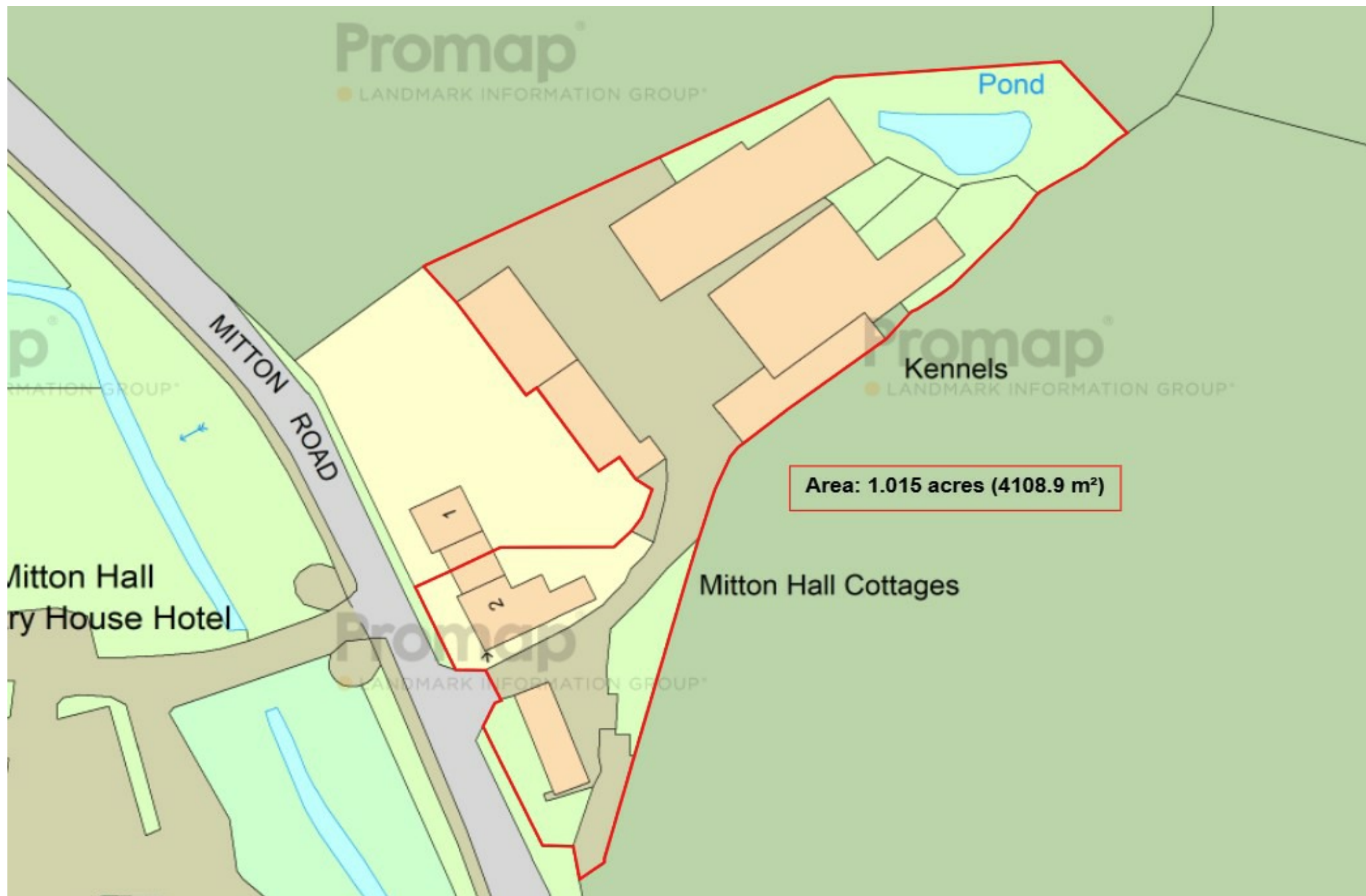








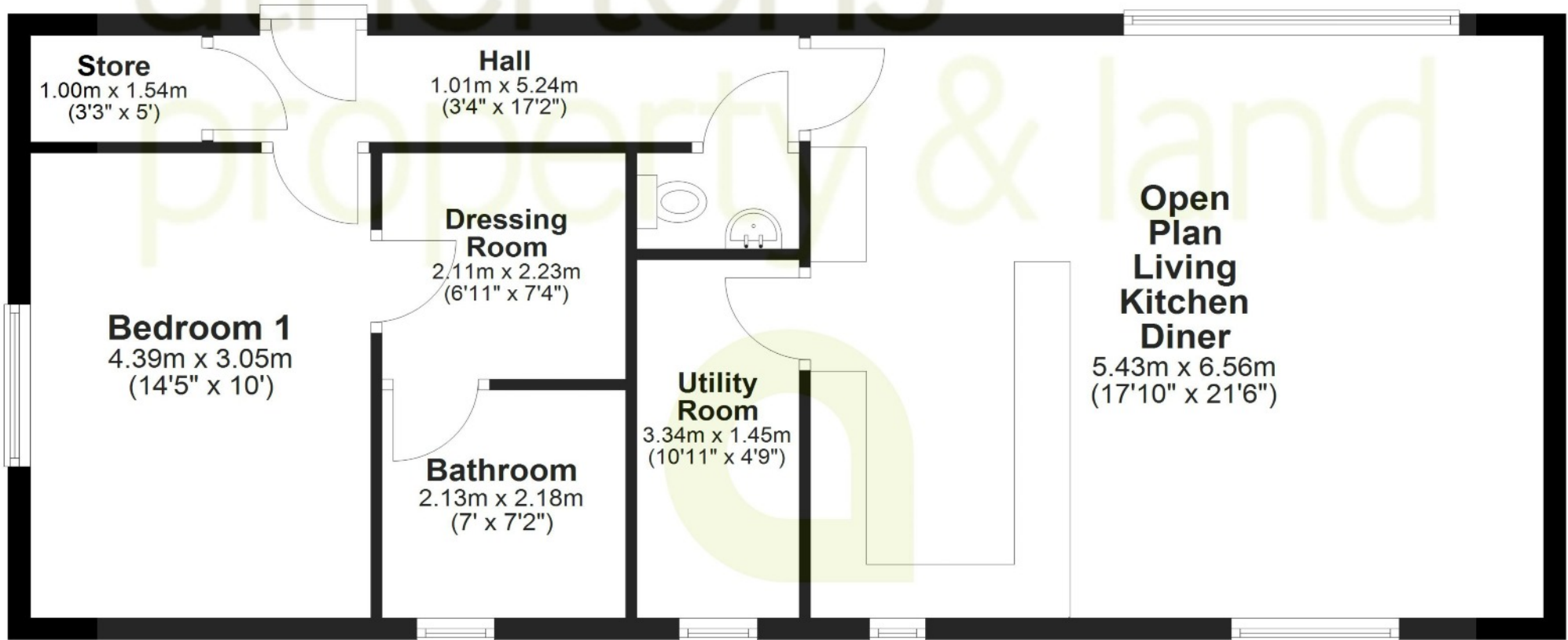
atherton's  
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## Annexe Floor Plan

### Ground Floor

Approx. 73.9 sq. metres (795.1 sq. feet)



Total area: approx. 73.9 sq. metres (795.1 sq. feet)







Established since 1994, Athertons are specialists in the sale and purchase of homes and land throughout the North West. We have offices in Whalley and Barrowford and with our expert local knowledge and a specialist service, our aim is to make the experience of buying and selling property and land a positive one. Athertons Property & Land has been successfully selling houses in the Lancashire property market for well over 30 years. During this time we have developed the valuable expertise and experience required to make the most of every opportunity to secure a sale whilst at the same time achieving the maximum price possible for your home.

Selling any residential property whether it is your home or an investment is a significant and potentially stressful experience. At Athertons our aim is to ensure you a smooth, efficient and satisfying experience when selling your property. Our industry knowledge means we are able to provide you with more than an efficient selling experience but as much personal advice for your circumstances as you would like. Our sales and marketing approach uses both traditional values of communications together with evolving new technologies and this has allowed us to both improve the promotion of our clients' properties and deliver the most relevant information to our many registered buyers.

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