

The Little Padfield Cattery, 47 Platt Street, Padfield, SK13 1EY



- *****CHARACTER COTTAGE & PADFIELD CATTERY*****
- Main House & Licenced Business to be sold together
- Lounge with gas log burner
- Kitchen/Diner
- Two Bedrooms

- Off Road Parking
- Garden & Patio Areas
- Sought After Location
- Countryside Views
- Self employed opportunity

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MAIN DESCRIPTION

Character Cottage with Established Cattery Business – Padfield, Glossop

Stepping Stones are delighted to offer for sale this rare opportunity to purchase a charming character cottage with a well-established and reputable cattery business in the village of Padfield, Glossop.

The cottage is full of character, comprising a lounge with a gas log burner and a kitchen/diner on the ground floor, with two bedrooms and a bathroom on the first floor.

Externally, the property benefits from gated off-road parking and a beautiful rear garden with mature planting, steps leading to the catteries.

The cattery business is highly regarded, boasting a 5* rating and excellent reputation. It consists of three separate outbuildings with heating, power, water, lighting, and air conditioning, providing seven individual rooms. Financial information can be provided during your viewing.

Please note, the home and business are offered for sale together.



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LOUNGE

13' 6" x 12' 5" (4.11m x 3.78m) External door to lounge with uPVC double glazed window to the front elevation, TV aerial point, wall mounted radiator, Gas stove effect fire set within an attractive stone fireplace and mantle, ceiling light point, cornice to ceiling, internal door through to kitchen diner.

KITCHEN DINER

15' 8" x 10' 1" (4.78m x 3.07m) High and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven and four ring gas hob with over hob extractor fan, ceiling spotlights, stable door providing access to the rear garden, wall mounted main combination boiler, turn stairs to the first floor accommodation, under stairs storage, internal door through to lounge, uPVC double glazed window to the rear elevation.

LANDING

Stairs from the ground to the first floor, ceiling light point, internal doors to the first floor accommodation.

MAIN BEDROOM

14' 0" x 10' 4" (4.27m x 3.15m) A double bedroom with uPVC double glazed window to the front elevation, fitted wardrobes, wall mounted radiator, ceiling light point.

BEDROOM TWO

10' 1" x 6' 0" (3.07m x 1.83m) uPVC double glazed window to the rear elevation with garden aspect, fitted closet with loft access, ceiling light point.

BATHROOM

10' 0" x 5' 0" (3.05m x 1.52m) A three-piece suite comprising low-level WC pedestal sink unit and bath with over bath shower, wall mounted radiator, wall light points and ceiling light point, extraction fan, uPVC double glazed window to the side elevation.



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EXTERNALLY

There is a gated private garden with off road parking and patio areas for both the accommodation and cattery and three cattery buildings.

DISCLAIMER

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FREEHOLD/LEASEHOLD

Stepping Stones have no access to documentation which confirms the tenure of the property.

Should you proceed with the purchase of this property these details must be verified by your Solicitor

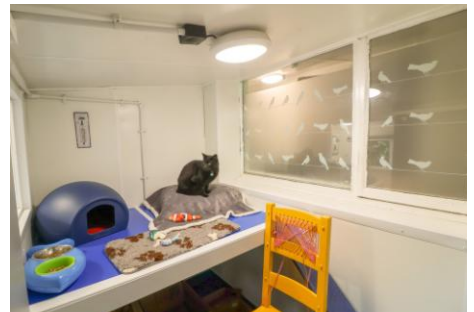
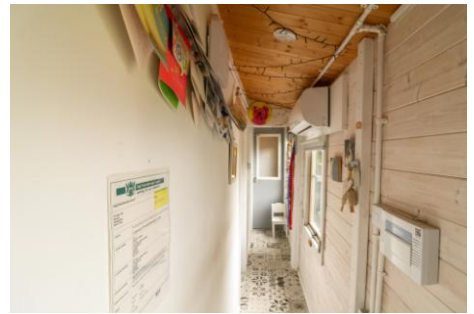
Tenure - Leasehold

Annual Ground Rent - £2.00

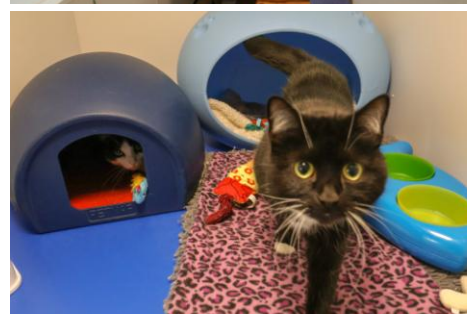
Term - 848 years remaining

Council Tax Band - A

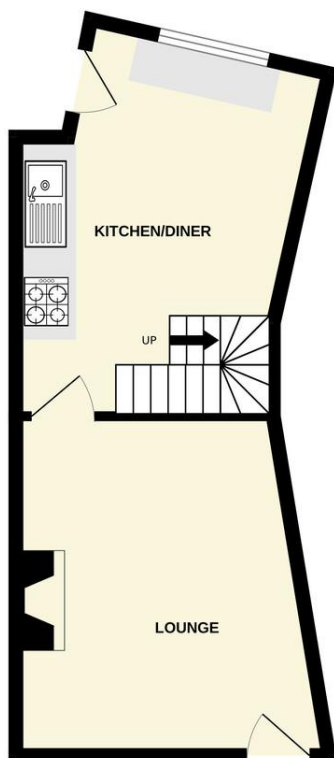
EPC Rate - D



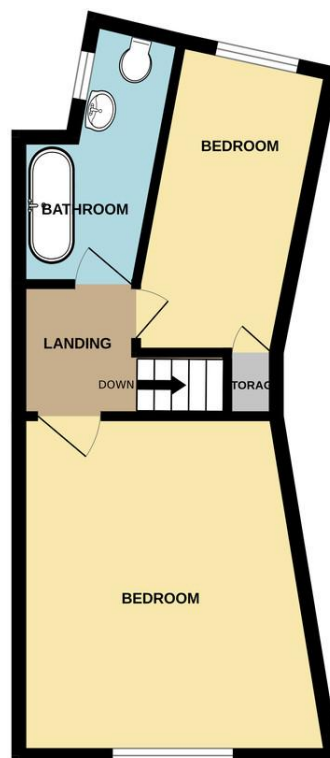
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GROUND FLOOR
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq.ft. (56.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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