



## Whitegate Boarding Kennels & Cattery, Cheetham Fold Farm Harrop Edge Road

£950,000 Freehold

FARM HOUSE, KENNELS & CATTERY • Main House with 3 x DOUBLE Beds • Home Office/Large Store Room • Beautiful Kitchen/Diner • Spacious Lounge • Self Contained Annex • 32 Kennel & Cattery + Facilities • Hayloft Kennel Annex Accommodation • Gardens & Patio areas • Off Road Parking



**\*\*\*FARM HOUSE, KENNELS & CATTERY\*\*\***Stepping Stones are delighted to offer for sale this former farmhouse and established business for sale.

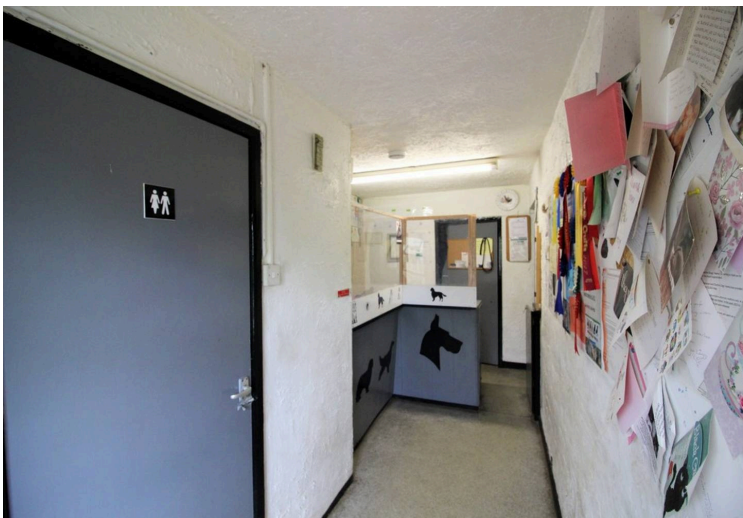
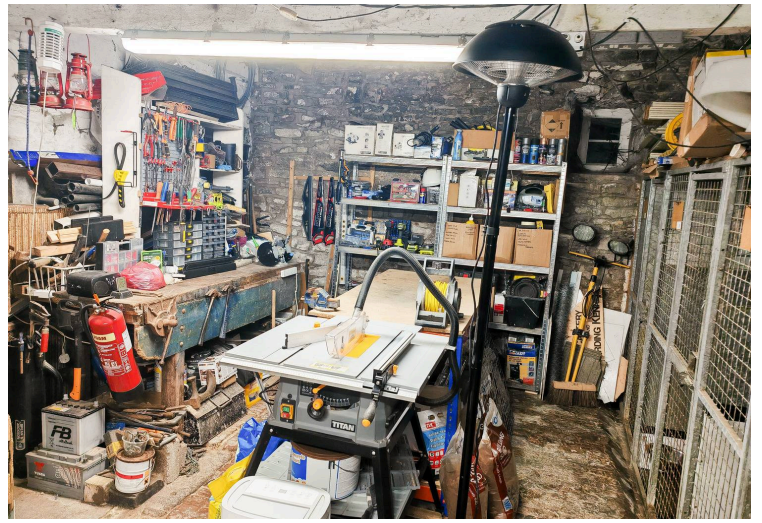
The property is set within an elevated rural position with spectacular uninterrupted countryside views and comprises of the main farmhouse accommodation with three bedrooms, separate self contained annex with ensuite and 32 Kennels, Cattery, Workshop & Kennel Accommodation.

Externally there are private gardens for both the accommodation and kennel, private courtyard and patio and off road parking for several vehicles.

Viewings are strictly by appointment only.

Council Tax band: E

Tenure: Freehold



### ENTRANCE HALLWAY

External main entrance door to hallway with feature beams, internal doors to the ground floor accommodation, wall mounted radiator, stairs to the first floor accommodation.

### LOUNGE

23' 1" x 12' 0" (7.04m x 3.66m)

A very spacious lounge with two windows to the front and rear elevations with far reaching uninterrupted countryside views, storage heater, coal fire with back burner set within stone fireplace and wooden lintel, TV aerial point, feature beams to ceiling, internal door to kennels, 4 x wall light points.

### KITCHEN/DINER

22' 8" x 14' 5" (6.91m x 4.39m)

A range of newly fitted high and low kitchen units with contrasting splashback worksurfaces, integrated electric oven and four ring Neff induction hob with oven hob extractor fan, fitted double AGA, full-size dishwasher, plumbing for automatic washing machine, internal door to annex, sink and drainer unit with mixer tap.





#### **SELF CONTAINED ANNEX**

16' 7" x 13' 4" (5.05m x 4.06m)

A Self-contained annex perfect for an elderly relative or teenager with both independent and internal access, uPVC double glaze window and external door to side elevation, telephone point, ceiling spotlights, a generous open plan double bedroom/lounge area with feature stone wall, internal door to ensuite bathroom, window to the side and rear elevations.

#### **ANNEX EN-SUITE**

5' 3" x 4' 2" (1.60m x 1.27m)

A three-piece suite comprising off low-level Sani Flow w/c, wall hung sink unit and small bath with over bath shower, exposed feature stone wall, splashback tiling, ceiling light point.

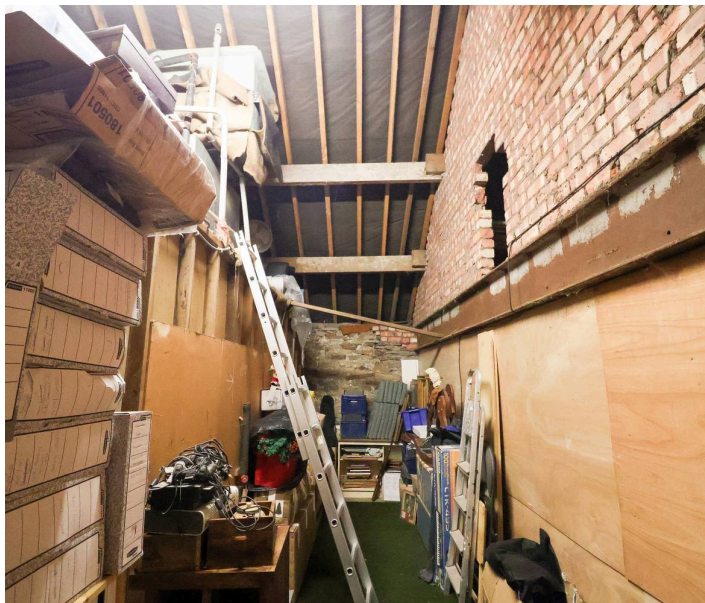
#### **LANDING**

A spacious wrap around landing with ceiling light points, one wall of fitted storage units, wall mounted radiators x 2, internal doors to the first floor accommodation, window to the side elevation x 2, stairs from the ground to the first floor accommodation, internal door to large storage room with loft access to mezzanine storage area

#### **LARGE STORAGE ROOM**

24' 3" x 6' 7" (7.39m x 2.01m)

Internal door to a large storage room with loft access to mezzanine storage area.





#### **MAIN BEDROOM**

15' 0" x 15' 0" (4.57m x 4.57m)

A generous double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light points x 2, storage unit, wall mounted TV aerial point.

#### **BEDROOM TWO**

11' 7" x 11' 3" (3.53m x 3.43m)

uPVC double glazed window to the rear elevation with far reaching uninterrupted countryside views, wall mounted radiator, storage heater, ceiling light point.

#### **BEDROOM THREE**

14' 7" x 7' 9" (4.44m x 2.36m)

A further generous double bedroom with window to the side elevation, wall mounted radiator, ceiling light point, storage unit.



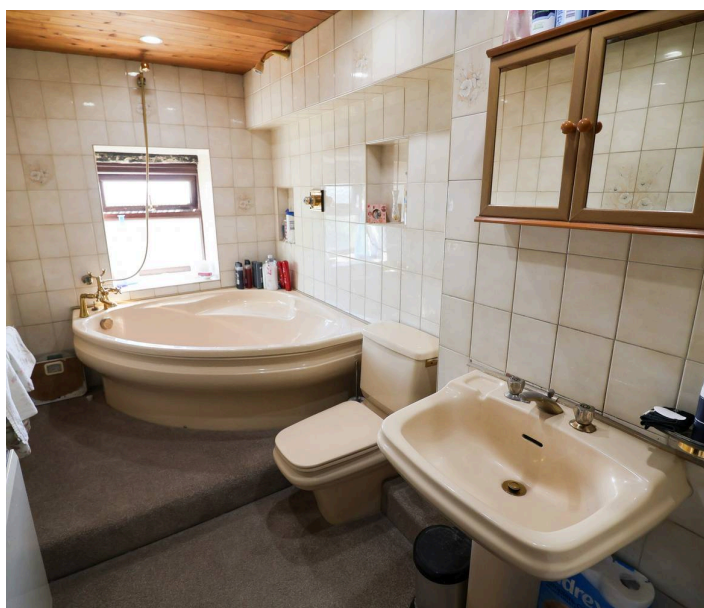
#### **DRESSING ROOM**

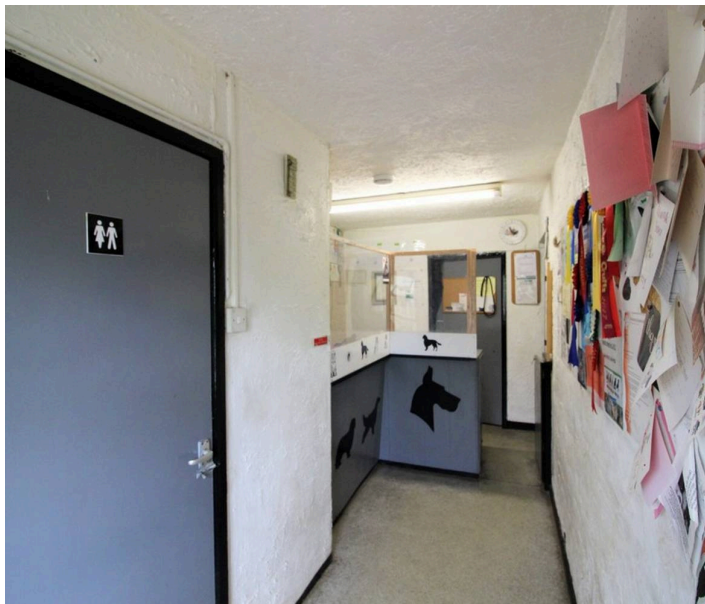
With borrowed light window from landing, power and light points.

#### **BATHROOM**

10' 3" x 5' 5" (3.12m x 1.65m)

A three-piece suite comprising of spacious corner bath with mixer tap and over bath shower, pedestal sink unit and low-level WC, floor to ceiling splashback tiling, ceiling spotlights, storage unit, loft access point.





#### **KENNELS**

17' 2" x 7' 5" (5.23m x 2.26m)

Main Entrance door to reception with reception desk, ceiling light point, internal doors to main house, main kennels, back office and customer WC.

#### **CUSTOMER W/C**

6' 3" x 3' 1" (1.91m x 0.94m)

A two piece suite comprising of low-level WC, pedestal sink unit, ceiling light point, window.

#### **BACK OFFICE**

7' 3" x 6' 8" (2.21m x 2.03m)

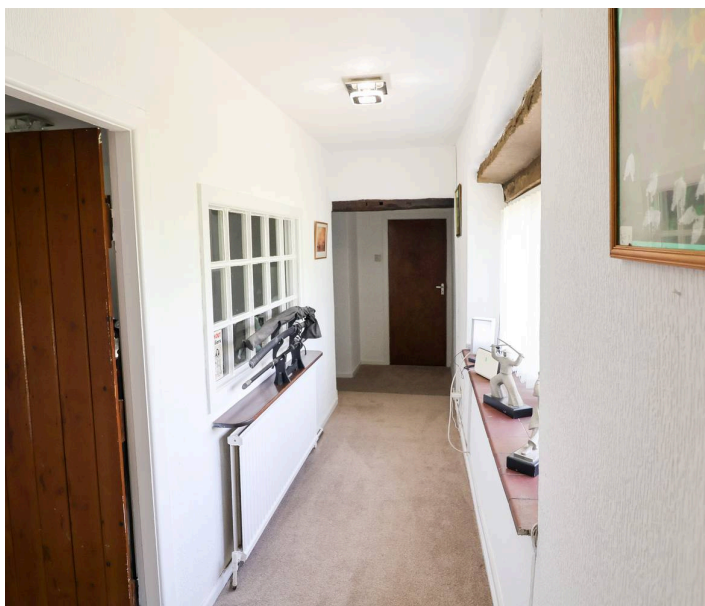
Office housing a back boiler, ceiling light point and power points.

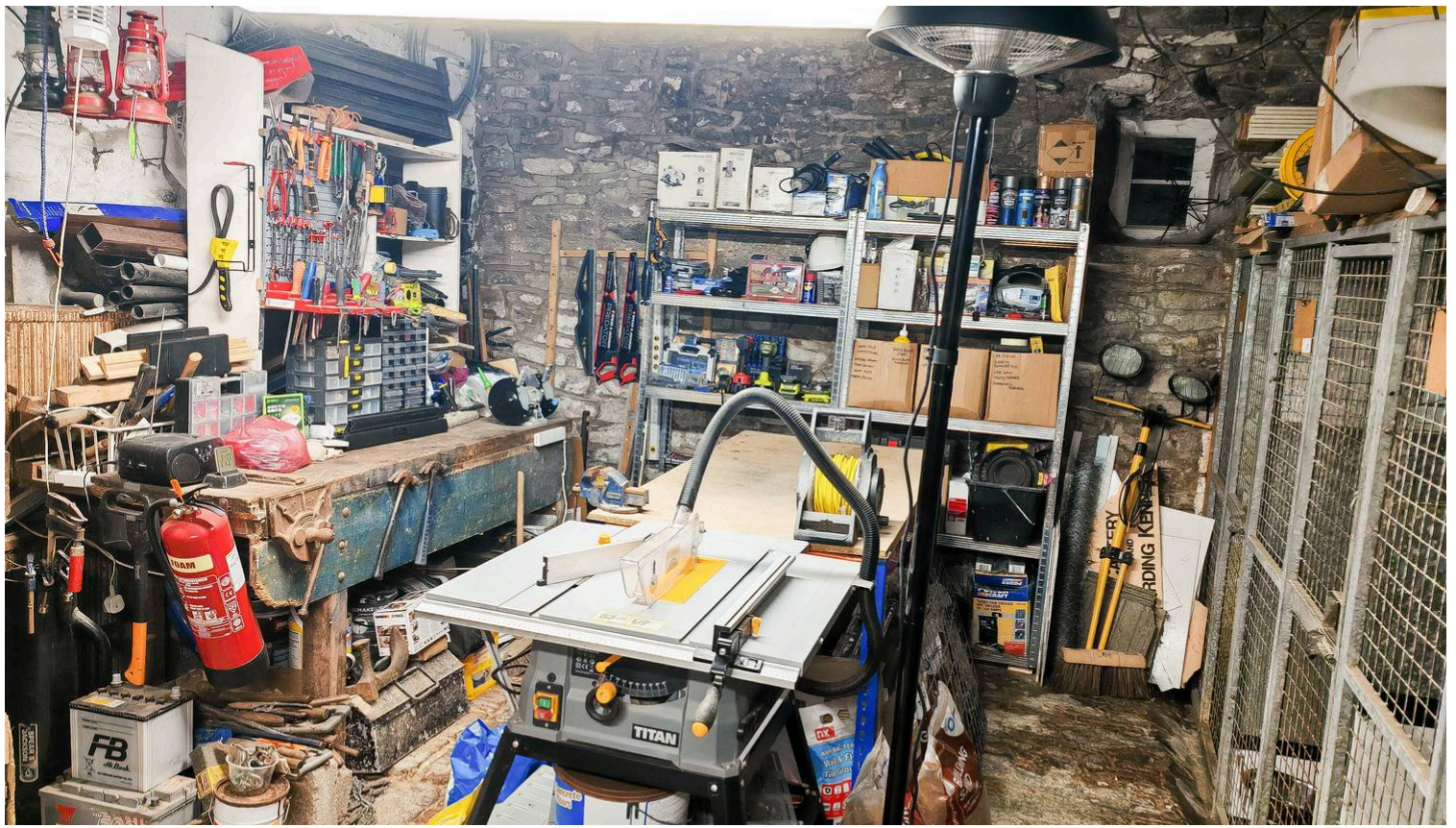
#### **HALLWAY**

Internal door from Reception to a spacious hallway providing access to Cattery, Hayloft Accommodation, Workshop and stable door kennels.

#### **CATTERY AND COAL STORE**

17' 0" x 16' 5" (5.18m x 5.00m)





#### **WORKSHOP**

27' 0" x 19' 5" (8.23m x 5.92m)

Hayloft Annex stairs from the kennel hallway to a first floor Annex with UPVC double glaze window open plan lounge kitchen with stainless steel sink and drainer unit space for undercounter fridge and space for electric cooker ceiling light point and splashback tiling internal door to shower room with low-level WC sink unit and separate shower cubicle ceiling light points there looks like well beams to ceiling opening through two bedroom area 15.2 x 12.5 Shower room 4.6 x 4.9 Bedroom area with light points space for single bed and wardrobes and drawer pack 12.5 x 6.9 widest point

#### **MAIN KENNELS**

67' 3" x 62' 4" (20.50m x 19.00m)

Food preparation and Laundry, 32 Kennels & kennel facilities

#### **HAYLOFT ANNEX**

15' 2" x 12' 5" (4.62m x 3.78m)

Hayloft Annex is a self contained annex perfect for housing kennel staff with stairs from the kennel hallway to the first floor Annex with uPVC double glazed window, open plan lounge/kitchen with stainless steel sink and drainer unit, space for undercounter fridge and space for electric cooker, ceiling light point and splashback tiling, internal door to shower room, beams to ceiling, opening through to bedroom area.



#### **SHOWER ROOM**

4' 9" x 4' 6" (1.45m x 1.37m)

Low-level WC, sink unit and separate shower cubicle, ceiling light

#### **BEDROOM AREA**

12' 5" x 6' 9" (3.78m x 2.06m)

Bedroom area with light point, space for single bed, wardrobes and drawer pack.





## **GARDEN**

Private rear courtyard and elevated patio area, gated access to the kennels exercise garden and private garden. Kennel Garden - A fully enclosed lawned garden bordering open countryside. Main House Garden - A fully enclosed lawned and patio garden with spectacular far reaching countryside views bordering open countryside.

GROUND FLOOR



1ST FLOOR



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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