



- Modern Two Bedroom Bungalow Set In Approx. 10 Acres
- Former Licensed Greyhound Kennels with Purpose-Built Facilities
- Approx. 22 Kennels plus Puppy, Isolation and Whelping Facilities
- Secure Concrete, Grass and Sand Exercise Paddocks • Ideal for Canine, Smallholding or Equestrian Use
- Fenced Grazing, Open Views and a Peaceful Rural Setting
- In-and-Out Driveway with Ample Parking



GENERAL AND SITUATION

Approximate Distances:
Whittlesey 6 miles • Peterborough 13 miles • Downham Market 25 miles

A distinctive two bedroom bungalow with extensive purpose-built canine facilities, set in approx. 10 acres, in a peaceful rural setting with lovely views.

Glatton Kennels presents a rare opportunity to combine relaxed country living with an exceptional range of established canine facilities. A spacious, modern two-double-bedroom bungalow, is set within approximately 10 acres of level land and surrounded by wide Fenland skies and open rural views. Formerly operated as licensed greyhound training kennels, the property is ideally suited to buyers seeking a home alongside a dedicated dog-training or boarding environment, while also offering potential for equestrian, smallholding or hobby-farming use, subject to any necessary consents.

The layout has been shaped around an outdoor, animal-focused way of life. Behind the residence, substantial kennel buildings, secure exercise paddocks and fenced grazing provide dedicated spaces for housing, handling, training and exercising dogs, while the in-and-out driveway and generous parking make access straightforward. For owners, the bungalow offers comfortable single-storey living.

Turves lies amid the open landscapes of the Fens, surrounded by expansive field views and offering an appealing sense of space and seclusion. This is a setting for buyers who value outdoor living, room for animals and a quieter pace, while remaining within reach of everyday amenities. Nearby Coates has a village shop and post office, and Whittlesey offers a wider range of services together with rail connections to major cities.

The property has been a much-loved family home for the vendors and their dogs and is now offered for sale as they look to downsize.

THE RESIDENCE

The bungalow benefits from air-source heat-pump heating, solar panels and double glazing. The accommodation in brief is as follows, please refer to the floor plan for approximate room sizes.

The **Entrance Hall** forms a welcoming central space serving the principal rooms, with laminate flooring, loft access and a cupboard housing the solar-panel controls and equipment.

Arranged as two connected areas divided by an archway, the sociable **Kitchen/Dining Room** is well suited to everyday family life and entertaining. The kitchen is fitted with a range of wall and base units with worksurfaces, with a one-and-a-half-bowl sink, mixer tap and tiled splashbacks. Appliances include a Hisense electric oven and grill, a five-ring LPG gas hob with extractor, and an integrated Baumatic microwave, with space for a washing machine and freestanding fridge-freezer. A serving hatch connects to the lounge/dining room. The open-plan **Dining Area** enjoys dual-aspect windows, a rear door, ceiling spotlights and laminate flooring throughout.

The spacious L-shaped **Lounge** is centred on an LPG-burning stove and has a rear-facing window and double doors opening into the bright **Conservatory** with abundant natural light and views over the grounds. There is vinyl flooring, ceiling spotlights and double doors opening to the rear.





The generous **Family Bathroom** comprises a shower enclosure, bath, wash hand basin in vanity unit and WC. Tiled to the floor and walls, the room has a front-facing window and includes a cupboard housing the air-source heat-pump controls and associated equipment.

Completing the accommodation are **Two Double Bedrooms**, one of which has fitted wardrobes.

OUTSIDE, OUTBUILDINGS & LAND

The property is approached via an in-and-out gravel driveway, offering ample off-road parking for multiple vehicles. A lawned front garden creates an attractive sense of space on arrival.

At the heart of the property's canine facilities is an **L-shaped Main Kennel Block**, an insulated breeze-block building, positioned beside a practical yard to the right of the bungalow. It contains **Thirteen Internal Double Kennels**, with an access passage with uPVC double-glazed doors at either end allowing straightforward movement, handling and daily care. In the agent's opinion, the building may also offer scope for conversion to ancillary accommodation or holiday-let use, subject to planning permission and all necessary consents.

A **Second Kennel Block**, also of insulated breeze-block construction, with the additional benefit of air-conditioning, provides **Six Internal Double Kennels**, plus an integral WC and wash basin at one end and a dedicated kennel-preparation kitchen at the other, with plumbing for a washing machine, plus a single-drainer sink with mixer tap. The preparation area is well arranged for feeding, cleaning and the practical demands of everyday kennel life.

Additional Canine Facilities include an **Isolation Unit** with **Three Further Kennels**, additional **Puppy Kennels**, a **Former Kennel Building** with external runs now used for storage, and a timber former **Whelping Shed** with an external run and adjoining **Workshop**. Together, these facilities support separation, young-stock care, storage and the smooth day-to-day management of a substantial canine operation.

A number of **Secure Exercise Paddocks** are arranged across the grounds. Eight concrete paddocks, four grass paddocks and two sand paddocks offer varied surfaces for controlled turnout, exercise, conditioning and training throughout the seasons.

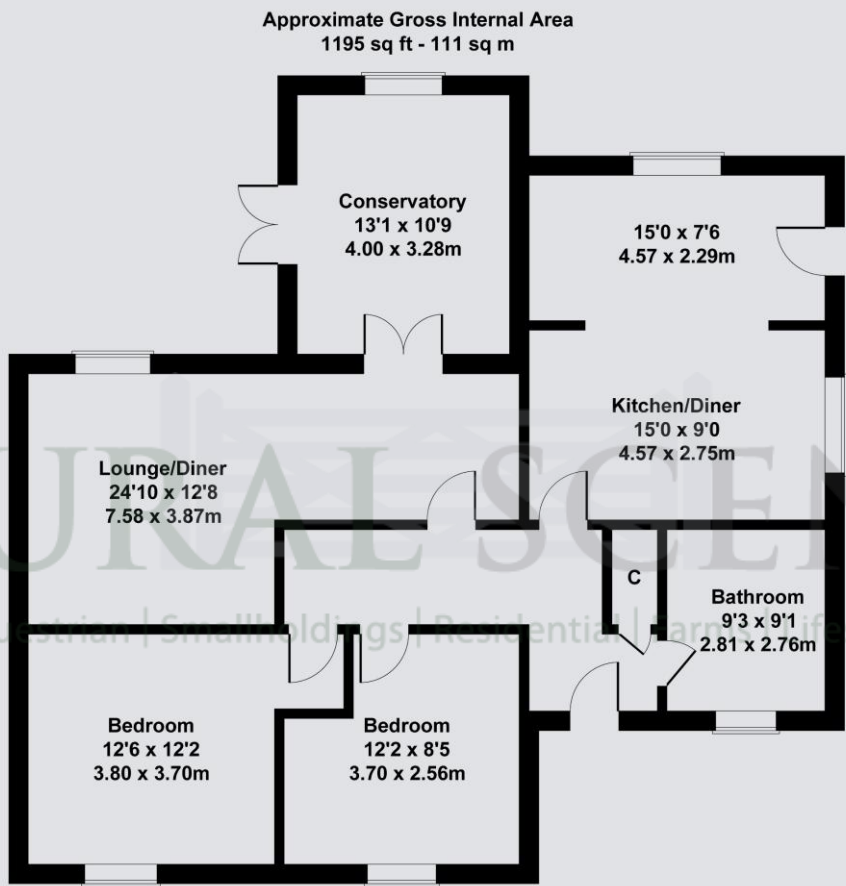
The Land extends to the side and rear of the bungalow and comprises level grazing, enclosed by post-and-wire fencing providing valuable space for animals, training and recreation. Open views and a strong connection with the surrounding countryside enhance the sense of rural freedom, while the acreage may also appeal to those considering smallholding or equestrian use, subject to individual requirements and any necessary consents.

**IN ALL APPROX. 10 ACRES
(About 4 Hectares)**

Planning Note. In the agent's opinion, there may be potential for an infill building plot between No. 48 and the neighbouring property. Any such use would be subject to planning permission and all necessary consents. The land can be reached either from the rear of the bungalow or directly from the road into the side field.

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk





GROUND FLOOR

Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.

VIEWING

Strictly by appointment only with the Agents

LOCAL AUTHORITY

FENLAND DISTRICT COUNCIL

SERVICES

MAINS ELECTRICITY, MAINS WATER, PRIVATE DRAINAGE, AIR SOURCE HEAT PUMP CENTRAL HEATING, TELEPHONE and BROADBAND (connected and available subject to normal transfer regulations)

TENURE Freehold ENERGY RATING E COUNCIL TAX C

DIRECTIONS

From Whittlesey, head south towards Whitmore Street/A605 and continue onto the A605. At the next roundabout, take the second exit onto Eastrea Road/A605. After approximately three miles, turn right onto March Road. Continue for around two miles, then turn right onto Burnt House Road. After approximately half a mile, turn left onto Quakers Drove; the property will be found on the right-hand side, identified by its own signage.

what3words /// cadet.spinning.react

01264 850700 | postbox@ruralscene.co.uk | www.ruralscene.co.uk

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 GLATTON KENNELS 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.

