



FINE & COUNTRY

## 161 Avalanche Road

Portland, DT5 2DN

Offers In Excess Of £700,000



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A rare opportunity to acquire 'Netherfield,' a substantial detached bungalow set on approximately half an acre, alongside a well-established and highly regarded cattery and pet boarding business. This unique property offers flexible, individual living accommodation with a sustainable income stream built over ten years.

Approached via a block-paved driveway with parking for ten to twelve vehicles and enclosed by a low stone wall, the property features a porch leading to a spacious hallway with access to all principal rooms.

The large lounge enjoys a large bright window overlooking the front aspect and offers ample space for seating, flowing through double doors into a versatile second reception room ideal as a dining room, family room, or playroom.

At the rear, a generous kitchen with Portland Stone build central island provides an excellent entertaining space. The kitchen is equipped with a range fitted wall and base units as well as appliances throughout. The kitchen has an adjoining utility room perfectly suited for laundry, garden access, and cattery needs, keeping the main kitchen private.

Accommodation includes three large double bedrooms. The principal bedroom benefits from a walk-in wardrobe/dressing room and en-suite shower room. Bedroom Two, formerly two rooms, offers flexible use as an annex with a sitting area. Bedroom Three includes built-in wardrobes and a front aspect view. A family bathroom completes the layout.

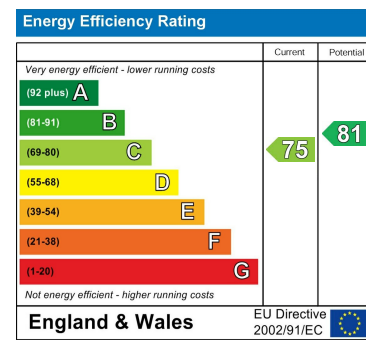
The thriving cattery and pet boarding business is well established locally, offering an instant, reliable income and a lifestyle opportunity for purchasers seeking both a home and business in one.

Set within mature grounds.

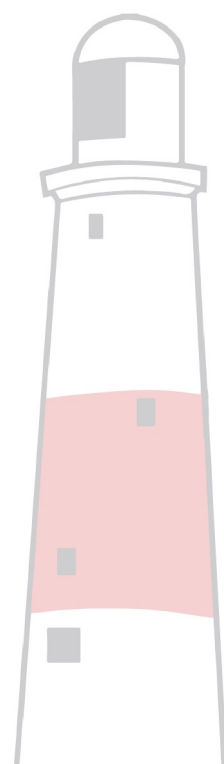
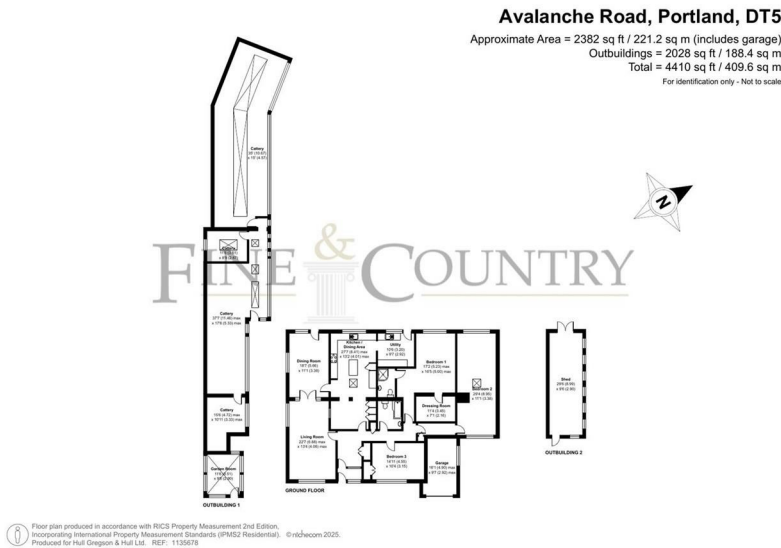
## Area Map



## Energy Efficiency Graph



## Floor Plans



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