

Anston Kennels & Cattery, Beaglewood Quarry Lane,
North Anston, Sheffield, S25 4DB
Guide Price £795,000

W.T.PARKER
EST. 1909

* DETACHED FAMILY HOME WITH THRIVING BOARDING KENNEL & CATTERY BUSINESS (25 KENNELS & 12 CAT PENS) * HIGHLY REGARDED & EASILY ACCESSED LOCATION * FOUR BEDROOMS WITH ENSUITE * TWO LARGE RECEPTION ROOMS * REFITTED DINING KITCHEN * HOME OFFICE/STUDY * BATHROOM PLUS G/F W.C. * DOUBLE GARAGE AND DRIVEWAY * ESTABLISHED PLOT

W T Parker are extremely proud to offer to the market a superb business opportunity which also has the benefit of a large detached family home within the grounds. Anston Kennels & Cattery is an established and well-regarded facility which offers 25 double kennels, all with adjacent exercise areas as well as 12 cat pens.

The Family home 'Beaglewood' offers in excess of 2000 sq.ft. of highly practical living space which comprises: reception hall, cloakroom/w.c., large lounge, separate dining room, refitted family dining kitchen and office with four generous bedrooms and an ensuite shower room/w.c. There are also gardens to front and rear elevations with driveway and double garage.

Viewing is strictly through the selling agents; Rachael or Lisa on 01246 232156 / residential@wtparker.com







Reception Hall
A good sized and welcoming reception hall with double glazed entrance door to front elevation, stairs to first floor accommodation, laminate flooring and radiator.

Cloakroom/WC
Having been fitted with a white suite comprising low flush w.c., pedestal wash basin, double glazed window to front elevation, shaver light point and heated towel rail.

Lounge
24'6" plus bay x 11'2" (7.48m plus bay x 3.42m)
A lovely big reception room with double glazed bay window to front elevation, stone fireplace with multi fuel stove, wall light points, radiator and double bi-folding internal doors to:

Separate Dining Room
20'4" x 10'1" max (6.21m x 3.09m max)
Enjoying a rear aspect with double glazed windows overlooking the rear garden from rear and side elevations, half height wood panelling, laminate flooring, door through to utility room, radiator and door through to:

Family Dining Kitchen
23'9" x 10'5" (7.26m x 3.18m)
An extremely spacious family dining kitchen with dedicated kitchen and dining areas and a rear aspect with views over the garden.

The kitchen has been refitted with a range of wall and base cupboard units having worksurfaces over and inset single drainer sink unit with swan-neck mixer tap. Also having integrated eye level double oven, induction hob with extractor over, dishwasher, double glazed windows to rear and side elevations, radiator and door leading through to:

Study/Home Office
9'2" x 7'11" (2.81m x 2.43m)
A useful, multi functional room which has access from the kitchen and/or hallway and has window to side elevation. This benefits from a radiator and double glazed door leading to the driveway and front garden.

Utility Room
11'1" x 5'2" (3.39m x 1.60m)
With gas central heating boiler, space and plumbing for washing machine, double glazed door to outside and further door leading through to:

Double Garage
18'3" x 16'8" (5.58m x 5.10m)
With power, light and up and over door to front elevation.

FIRST FLOOR ACCOMMODATION

Landing
With access to roof space being half boarded and which benefits from light and power via pull down loft ladder and doors leading off to:

Master Bedroom
15'11" x 14'2" (4.86m x 4.34m)
A fabulous master bedroom which has plenty of space for super king bed plus bedroom furniture. Having two double glazed windows to side elevation, wall light points and radiator. Door to:

Ensuite Shower Room/WC
7'11" x 6'0" (2.43m x 1.84m)
Having a white suite comprising quadrant shower enclosure with fitted shower, low flush w.c., pedestal wash basin, double glazed window to side elevation, extractor fan and heated towel rail.

Bedroom Two
11'3" x 10'11" plus (3.43m x 3.35m plus)
A good sized double bedroom with double glazed bay window to front elevation and radiator.

Bedroom Three
11'10" x 9'0" (plus wards) (3.61m x 2.75 (plus wards))
Another double bedroom, this time enjoying a rear aspect and having double glazed window overlooking the rear garden and beyond, range of fitted wardrobes providing ample hanging and storage facilities, radiator.

Bedroom Four
6'11" x 6'10" (2.11m x 2.09m)
With double glazed window to front elevation and radiator.

Family Bathroom/WC
7'4" x 6'11" (2.26m x 2.12m)
Having been fitted with a white suite comprising panelled bath with shower and rail over, low flush w.c., pedestal wash basin, built-in airing cupboard, double glazed window to rear elevation and heated towel rail.

Outside
To the front of the property there is a raised rockery which contains a variety of mature plants, trees and shrubs. Double wrought iron gates lead to a driveway which provides ample secure off-street parking and leads to the double attached garage.

To the side there is a pathway which leads to the lawned rear garden and kennels beyond and there is a raised, lawn paddock area.

Kennels & Cattery
Forming part of the sale is a profitable and thriving licensed boarding kennels and cattery business which has been established for a number of years.

Offering 25 double kennels all of which have adjoining exercise areas along with 12 cat pens and a sizeable enclosed paddock area for outdoor exercise. The business is in a profitable position with a full set of accounts and bookings throughout 2027 and beyond.

Anston Kennels & Cattery Website
Please visit: www.anstonkennelsandcattery.com for an insight into the current facilities on offer.

Further Information
Via the selling agent Rachael Grange on 01246 232156 / 07712 289243 / rachael@wtparker.com

Viewing
Strictly by appointment with the selling agent.

Council Tax Banding
Rotherham Metropolitan Borough Council
Band E

Business Rates
Currently subject to SBRR (Small Business Rate Relief)

EPC
Energy Rating D/63

Services
All mains services are understood to be available and connected.

The kennel business shares services with the main dwelling.

Tenure
Freehold with vacant possession upon completion

W.T. Parker have made every reasonable effort on behalf of their client to ensure these details offer an accurate and fair description of the property but give notice that: 1.All measurements, distances and areas referred to are approximate and based on information available at the time of printing. 2.Fixtures, fittings and any appliances referred to in these details have not been tested or checked and any reference to rights of way, easements, wayleaves, tenure or any other covenants/conditions should be verified by the intending purchasers, tenants and lessees prior to entering into any contractual arrangement. 3.Interested parties are recommended to seek their own independent verification on matters such as on planning and rating from the appropriate Local Authority. 4.Boundaries cannot be guaranteed and must be checked by solicitors prior to entering into any contractual arrangement. 5.Photographs, plans and maps are indicative only and it should not be assumed that anything shown in these particulars are included in the sale or letting of the property. 6.These details are for guidance only and do not constitute, nor constitute part of, an offer of contract. W.T. Parker and their employees are not authorised to give any warranties or representations (written or oral) whatsoever and any Intending purchasers, tenants and lessees should not rely on any detail as statements or representations of fact and are advised to seek clarification by inspection or otherwise prior to pursuing their interest in this property. 7.Alterations to the details may be necessary during the marketing without notice.





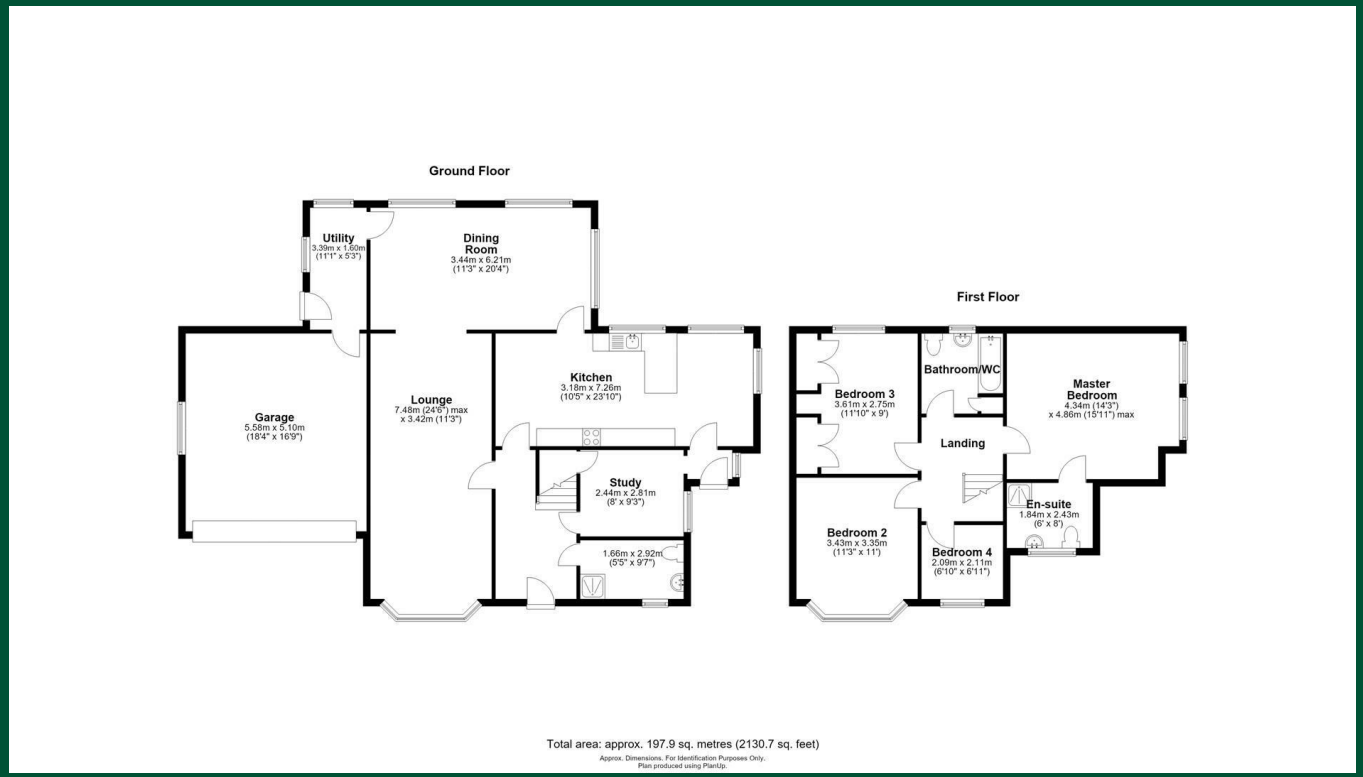


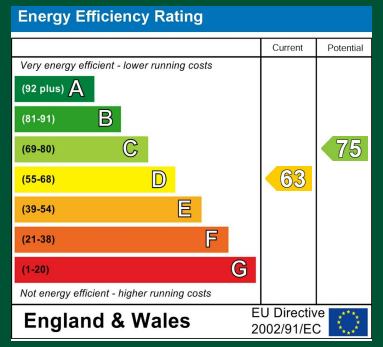




















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