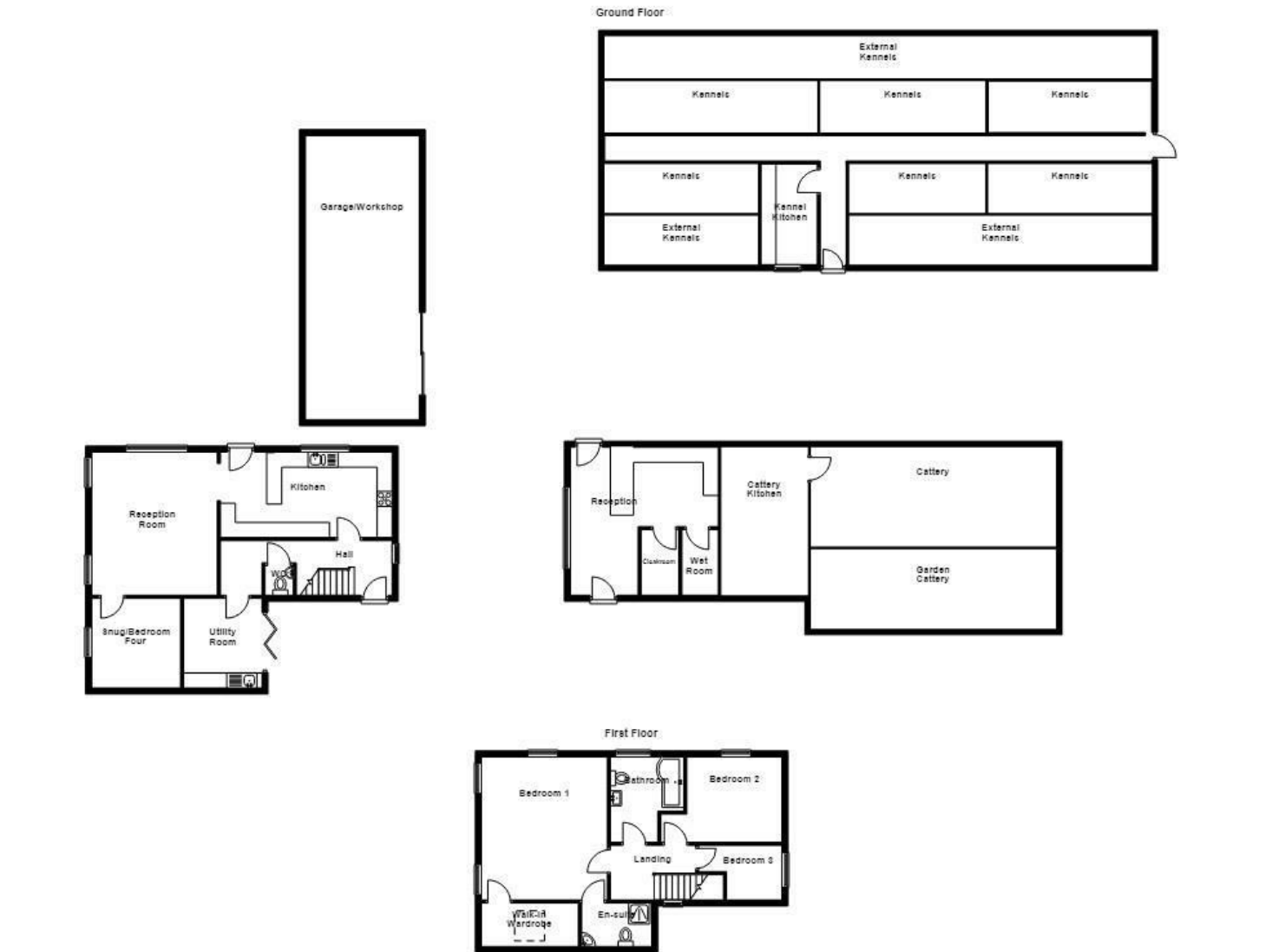




Howsons Lane, Settle, BD24 9NG

Offers Over £900,000

AN OUTSTANDING FARMHOUSE WITH BUSINESS OPPORTUNITY.

Nestled in the stunning Yorkshire Dales National Park, this exceptional detached house on Howsons Lane, Langcliffe, Settle, offers a unique opportunity for both comfortable living and a thriving business. Built in 2007, this modern residence spans an impressive 1,432 square feet and is set within approximately 2 acres of beautifully maintained grounds, providing a serene lifestyle in a highly desirable village.

The property features two spacious reception rooms and three well-appointed bedrooms, making it perfect for family living. It boasts high-quality finishes throughout, including a newly fitted luxury kitchen and a contemporary bathroom, all complemented by gas central heating, underfloor heating, and wood-framed double glazing. The attractive stone elevations and extensive patio paving enhance the home's appeal, creating a welcoming atmosphere.

In addition to its residential charm, this property includes a well-established and profitable business, comprising purpose-built high-quality kennels and cattery units. Each unit features a heated indoor area with access to individual outdoor runs, ensuring the utmost comfort for pets. The outdoor facilities include a large exercise field and two fenced playpens, making it an ideal setup for a successful boarding and doggy day care business. With a strong reputation and year-on-year growth, this venture presents an excellent opportunity for immediate returns, with potential for expansion into grooming and food sales, subject to planning.

This property is not just a home; it is a lifestyle choice in one of the most picturesque locations in the UK, offering the perfect blend of comfort and business potential. This extensive and well-established facility offers a rare opportunity to acquire a fully equipped residential property with substantial boarding kennel and cattery accommodation, extensive exercise grounds and excellent supporting infrastructure.

Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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- An Impressive Farmhouse With Kennel And Cattery Boarding Business Facilities
 - Three Bedroom Contemporary Farmhouse With Private Gardens
 - Off Road Parking For Eight To Fifteen Vehicles
- Set Within Approximately 2 Acres
 - Turnover Approximately £220,000
 - Tenure Freehold

Farmhouse

Ground Floor

Entrance

Hardwood double glazed door to the hallway.

Hallway

18'9 x 6 (5.72m x 1.83m)

Hardwood double glazed window, central heating radiator, spotlights, wood effect laminate flooring, single glazed door to the kitchen diner, oak door to the utility room, door to the WC, staircase to the first floor.

WC

3'3 x 3'1 (0.99m x 0.94m)

Two piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, extractor fan, wood effect laminate flooring.

Utility Room

9'7 x 8'7 (2.92m x 2.62m)

A range of grey matte wall and base units, granite effect surface, stainless steel sink and drainer with mixer tap, plumbing for washing machine and dryer, Worcester boiler, tiled flooring, hardwood single glazed bi-folding doors to the front.

Kitchen

18'9 x 9'4 (5.72m x 2.84m)

Hardwood double glazed window, a range of panelled wall and base units, granite surface, inset one and a half stainless steel sink with mixer tap, a three door Rangemaster cooker with a five ring gas hob, integrated extractor hood, integrated fridge freezer, dishwasher, wine cooler, microwave and breakfast bar, spotlights, integrated sound system, smoke alarm, tiled flooring, open to the reception room, composite double glazed door to the rear.

Reception Room

16'4 x 13'9 (4.98m x 4.19m)

Three hardwood double glazed windows, central heating radiator, spotlights, integrated sound system, smoke alarm, cast iron multi fuel burner with granite hearth and limestone surround, television point, wood effect laminate flooding, oak door to snug/bedroom four.

Snug/Bedroom Four

9'9 x 9'9 (2.97m x 2.97m)

Hardwood double glazed window, central heating radiator, television point, spotlights, integrated sound system.

First Floor

Landing

9'6 x 6'7 (2.90m x 2.01m)

Hardwood double glazed window, spotlights, smoke alarm, loft access, oak doors to three bedrooms and bathroom.

Bedroom One

16'5 x 13'9 (5.00m x 4.19m)

Three hardwood double glazed windows, central heating radiator, spotlights, smoke alarm, integrated sound system, stone fireplace, television point, oak doors to the walk in wardrobe and en suite.

Walk In Wardrobe

10'7 x 4'9 (3.23m x 1.45m)

Skylight, central heating radiator.

En Suite

7'9 x 4'9 (2.36m x 1.45m)

Skylight, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, direct feed walk in shower, tiled elevations, extractor fan, Lino flooring.

Bedroom Two

13'3 x 9'4 (4.04m x 2.84m)

Hardwood double glazed window, central heating radiator.

Bedroom Three

9 x 6'1 (2.74m x 1.85m)

Hardwood double glazed window, central heating radiator.

Bathroom

9'4 x 8 (2.84m x 2.44m)

Hardwood double glazed window, chrome heated towel rail, a three piece suite comprising of a dual flush WC, vanity top wash basin with mixer tap, P shaped panelled bath with a direct feed shower, tiled elevations, spotlights, extractor fan, tiled flooring.

External

Set within approximately 2 acres of beautifully maintained grounds and enjoying a highly sought-after semi-rural position with stunning panoramic countryside views, this exceptional property combines a substantial residence with extensive, purpose-built boarding kennel and cattery facilities.

A shingled driveway leads to the property, providing private

■ Twenty Six Kennel Units, Sixteen Cat Units

■ Perfect Business Opportunity

■ EPC Rating TBC

parking for the residence and additional parking for approximately 8-15 vehicles serving the business facilities. To two sides of the residence, a private enclosed garden area is bordered by timber fencing and stone walling, featuring an expansive paved patio and established flowerbeds.

Garage/Workshop

31'10 x 12'6 (9.70m x 3.81m)

A substantial detached garage/workshop constructed with stone elevations to complement the residence and kennel buildings. Featuring a box-profile insulated roof with skylights, large sliding access door, power and lighting, offering excellent storage and workshop potential.

Exercise And Play Areas

Beyond the boarding facilities lies a fully enclosed grass paddock extending to approximately 1 acre, providing a secure exercise and play area. The paddock benefits from extensive soundproof fencing and is complemented by a further enclosed grassed playpen together with a smaller, all-weather surfaced play area.

Boarding Kennels And Cattery

Purpose-built and professionally designed boarding facilities constructed to a high specification, incorporating insulated construction, stone-faced elevations and comprehensive heating, drainage and security provisions throughout.

Building One

Constructed of metal-framed and cavity block construction with insulated box-profile roofing incorporating translucent skylights, power and lighting throughout.

Reception

16'2 x 16'2 (4.93m x 4.93m)

A welcoming reception area fitted with a U-shaped laminated work surface incorporating cupboards beneath, stainless steel sink unit with mixer tap, telephone point and two radiators.

Cloakroom

Central heating radiator, a two piece suite comprising of a low basin WC and pedestal wash basin.

Wet Room

7'2 x 4 (2.18m x 1.22m)

Comprising wall-mounted shower, floor drainage channel, extractor fan and chrome heated towel rail/radiator.

Cattery Kitchen

16'3 x 9'6 (4.95m x 2.90m)

Well-equipped preparation area featuring a wide industrial



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