

Detached House, with Boarding Kennels and Cattery

- ▶ Well-presented 4-bed family home
- ▶ Desirable rural location
- ▶ A total site area of 4.5 acres
- ▶ Freehold Price: £750,000

For enquiries and viewings please contact:



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Rose Cottage, Ashby Road, Stapleton, Leicester, Leicestershire LE9 8JF

Location

The subject property is located in the quaint village of Stapleton within the Hinckley and Bosworth district of Leicestershire, situated approximately 10 miles south-west of Leicester City Centre and 3 miles north-east of Hinckley. Within Stapleton, the subject premises is situated on the outskirts of the village and occupies a prominent position on the west side of Ashy Road (A447), lying some 0.3 miles north of the village centre. Surrounding towns and villages include Stoke Goulting, Barwell, Kirby Mallory, Cadeby and Sutton Cheeney.

Description

A rare opportunity to purchase a spacious and attractive 4-bedroom detached residential dwelling together with two kennel buildings, a cattery and an office / garage building which sit on a plot of approximately 4.5 acres (1.82 ha).

The main house is of two-storey rendered brick construction beneath a pitched tiled roof, which has been arranged at ground floor level to provide an entrance porch / boot room, a kitchen diner, a dining room, a large living room, a study and a conservatory. A single flight of stairs provides access to the first floor where there are 4 generous sized bedrooms, with the master bedroom benefiting from an en-suite. There is also a good sized family bathroom.

The two purpose built kennel buildings combined provide 28 well-appointed kennels. One of the blocks also benefits from a WC and washroom facility. There is also a cattery block which incorporates 40 pens, plus an additional outbuilding which provides a well decorated office / reception area together with a garage. The current business has been well established for a number of years.

Furthermore, there are two plots of paddock land surrounding the buildings, one located to the rear extending to approximately 1.77 acres (0.71 ha), and one adjacent to the house and fronting Ashby Road extending to 2.22 acres (0.89 ha). The premises overall sits in a peaceful setting, benefiting from pleasant views across the countryside and it is easily accessible.

Accommodation

	Sq M	Sq Ft
Main House	123.4	1,328
Kennel	158.4	1,705
Kennel	119.7	1,289
Cattery	14.9	160
Office / Garage	21	226
Total	437.4	4,708

Measurements are quoted on a Gross Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand the property benefits from central heating by way of a Calor gas central heating system together with mains electricity, water and drainage via a septic tank.

Planning

Enquiries made of the Local Planning Authority confirm that the property has an Authorised Use within Use Class Suis Generis of the Town and Country Planning (Use Classes) (Amendments) (England) Regulations 2020. The property could be used for alternative uses, subject to obtaining the relevant planning consent.

Tenure

The property is available to buy with vacant possession.

Rates

The property is currently listed as Cattery & Premises and has a rateable value of £5,400.

Source: VOA

Price

£750,000

VAT

All figures quoted are exclusive of VAT, if applicable.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

An EPC will be made available on request.

Viewing

Viewings are by appointment with Innes England

Our Anti-Money Laundering Policy

In Accordance with Anti-Money Laundering Regulations, two forms of ID and confirmation of the source of funding will be required from the successful purchaser.

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