



West Grove House, Haselor, B49 6ND

£900,000



**KING**  
HOMES

LUXURY 5 STAR RATED CATTERY with IMMACULATE FOUR BEDROOM detached family home \*2653.40 sq ft\* situated on a LARGE PLOT of approximately 1.3 acres. Gated and with a large block paved driveway this WELL ESTABLISHED cattery with an EXCELLENT local reputation benefits from a high annual turnover and good profit margins. It is the only cattery in the area to have been awarded 5 star rating by Stratford District Council. Ready to move into and run your own business from home.

The property \*2653.4 sq ft\* is a substantial and versatile four bedroom detached with three reception rooms and two bathrooms. A number of profound changes and improvements have been made by the current owners to make this an immaculate home ready to move into. The property has a double garage on the driveway and the internal accommodation comprises; large entrance hallway with guest WC and utility space, good size living room including feature fireplace and wood burning stove, refitted kitchen/diner with centre island, leading on to a snug room. On the first floor the well proportioned landing area leads to a huge master bedroom with fitted mirrored wardrobes and central vanity desk plus an en-suite shower room, three further double bedrooms two of which house built in wardrobe space, and the family bathroom with 5 piece suite.

Outside the grounds total to approx 1.3 acres with a large private garden space, landscaped and presented to a good standard, with the perimeter being dedicated to the cattery business. Currently there is a license for a total of 45 cats with various sized pens (single pens, double pens, family pens), of which currently 28 pens are in use with a further 16 single unused pens that could be converted. The office is used to greet clients and there is a dedicated cattery storage area and utility for preparation. The current owners have ran this business as a luxury cattery keeping standards extremely high, hence benefits from lots of return customers



Properties of this nature rarely come to market, so early inspection is recommended to avoid disappointment. Viewing is strictly by appointment only.

## Hall

### Utility and WC

**Living Room** 21'10" x 14'9" (6.67m x 4.50m)

**Kitchen/Diner** 13'5" x 22'7" (4.10m x 6.89m)

**Snug/Dining Room** 11'3" x 14'11" (3.43m x 4.57m)

**Office** 12'6" x 8'11" (3.82m x 2.72m)

**Cattery Storage Area** 12'7" x 12'4" (3.86m x 3.76m)

**Cattery Utility/Kitchen** 5'7" x 11'9" (1.72m x 3.59m)

### Landing

**Bedroom One** 21'10" x 15'3" (6.67m x 4.66m)

### En-Suite

**Bedroom Two** 13'8" x 11'10" (4.19m x 3.62m)

**Bedroom Three** 9'6" x 14'11" (2.92m x 4.57m)

**Bedroom Four** 6'10" x 14'11" (2.09 x 4.57m)

**Bathroom** 8'7" x 10'3" (2.63m x 3.13m)

**Garage** 14'9" x 15'4" (4.50m x 4.68m)

### Cattery Pens

Total size of installed pens = 307 sq Meters/ 3308 sq feet

**4 x Family Pens** 16'7" x 23'2" (5.06m x 7.08m)

**8 x Single Pens with Utility** 16'7" x 34'8" (5.06m x 10.59m)

**2 x Double Pens** 17'7" x 12'9" (5.37m x 3.91m)

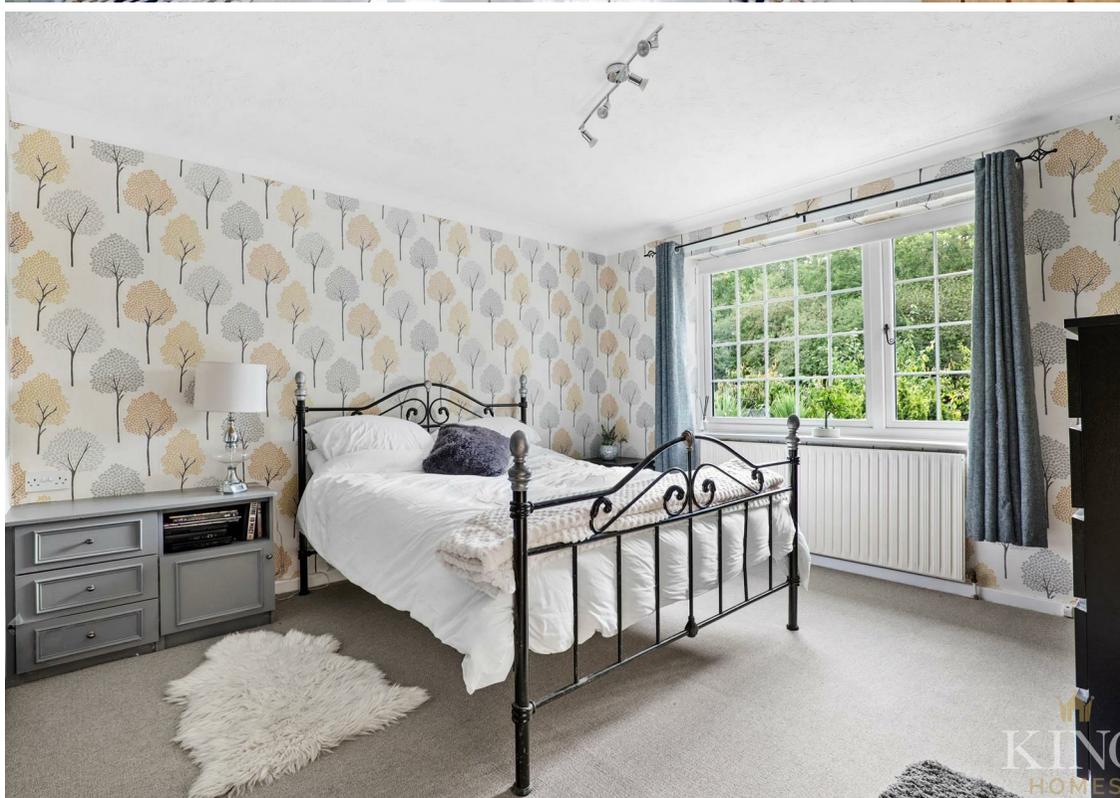
**4 x Double Pens** 31'7" x 12'9" (9.65m x 3.91m)

**4 x Single Pens** 15'8" x 16'3" (4.79m x 4.97m)

**6 x Single Pens with Utility** 8'4" x 24'8" (2.55m x 7.54m)

### 16 x Currently unused Pens

54'10" x 18'3" (16.73m x 5.57m)

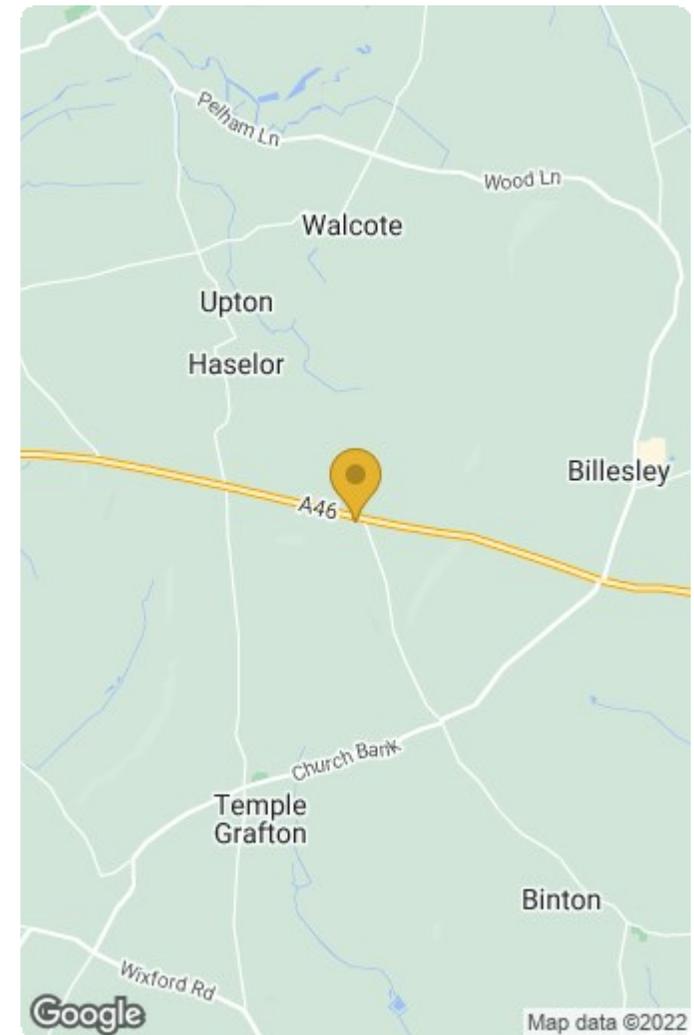






Total area: approx. 553.9 sq. metres (5962.0 sq. feet)

DISCLAIMER - Floor plans shown are for general guidance only. Whilst every attempt has been made to ensure that the floorplan measurements are as accurate as possible, they are for illustrative purposes only.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	