Beverley | Cottingham | Hornsea | Willerby

Quick & Clarke

PROPERTY SPECIALISTS

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Arram Road, Leconfield, Beverley HU17 7NP

£895,000

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- Google 5* boarding kennels & cattery
- Attractive four bedroomed house
- Projected turnover £300,000 per annum
- Skirting open fields to three sides
- Beverley town centre 3.5 miles
- EPC Rating: D
- Council Tax Band: E

A fantastic opportunity to acquire a lifestyle business with a superb reputation (Goole 5* reviews). Situated in a position close to Beverley and very accessible from the surrounding area Leconfield Kennels & Cattery encompasses a business with boarding for up to 60 dogs and 18 cats (2 catteries both with 9 pens each) in facilities which have been recently upgraded with significant investment.

Situated to the rear of the business is an attractive four bedroomed house which has also been recently updated and offers a stunning dining kitchen as well as the flexibility of a ground floor bedroom with adjacent shower room. Within the site there are also a number of stables, grooming room, washroom, kennel kitchen, three large concreted exercise areas with both indoor and outdoor facilities, workshop and independent living facilities for a site manager.

LOCATION
The property is located on the North East edge of the village of Leconfield just 3.5 miles from the centre of Beverley. Skirting open fields to three sides the property lies conveniently close to Leconfield Primary School and importantly just off the A164 which ensures it's a convenient position for clients in Beverley and the surrounding area.

BOARDING KENNELS & CATTERY FACILITIES
The business premises are located within substantial converted agricultural buildings and situated to the front of the plot.

KENNEL AREAS

KENNEL RECEPTION & SHOP
Includes an 18'0" x 10'0" feet counter, a telephone connection point and tiled flooring and with additional shop area to one side.

KENNEL ROOM
59'0" x 28'0" (17.98m x 8.53m)
With a lowered, insulated ceiling; 21 kennels (including 3 for holding) are situated off a broad central corridor.

KENNEL BUILDING
72'0" x 38'8" (21.95m x 11.79m)
Built in 2005, block structure features heated ceiling panels and 26 kennels. There is a fully kitted out workshop for maintaining the kennels.

EXTERNAL RUNS
Pulley-operated hatches provide access to 10 feet long external covered runs with anti-jump fencing.

ADDITIONAL KENNEL BLOCKS
A separate corridor houses 6 kennels with full-height block divisions, plus two rooms for isolation purposes.

ANCILLARY SPACES
Includes a kennel kitchen with industrial stainless sinks, a grooming room with a raised bath and insulated storerooms.

CATTERY & OTHER FACILITIES

CATTERY ROOM
19'4" x 17'6" (5.89m x 5.33m)
With a secure double entrance, wall heater, and food preparation area.

CAT UNITS
Two catteries with 9 individual units measuring roughly 6'0" x 4'0" are reached via a main corridor, with a "Summer Cattery" offering 9 further units.

EQUINE FACILITIES
A room containing 4 stables and a fully secure tack room, plus an additional large stable with outside access.

EXERCISE AREAS
Three large concreted zones and various runs finished with artificial grass.

RESIDENTIAL ACCOMMODATION COMPRISES
The home is fitted with Italian tiled flooring across most ground-level rooms and uses an air source heat pump.

GROUND FLOOR

LIVING ROOM
23'5" x 14'5" max (7.14m x 4.39m max)
Feature fireplace with a slate hearth, log burner and garden access.

KITCHEN DINER
A beautiful modern kitchen with marble work surfaces, a breakfast bar and integrated appliances.

CONSERVATORIES
13'6" x 10'11" (4.11m x 3.33m)
A primary 13'6" x 10'11" conservatory positioned to the front of the house and with boot storage and a second smaller unit with underfloor heating located off the dining room.

BEDROOM 4 / OFFICE
9'0" x 8'11" (2.74m x 2.72m)
A versatile room with sliding mirror-fronted wardrobes.

EN-SUITE / CLOAKS
Shower, hand wash basin and w.c.

FIRST FLOOR

BEDROOM 1
17'6" max x 12'0" (5.33m max x 3.66m)
Built-in wardrobes.

BEDROOM 2
14'4" x 5'8" to wardrobes (4.37m x 1.73m to wardrobes)
Fitted dresser unit.

BEDROOM 3
14'4" x 8'3" into recess (4.37m x 2.51m into recess)
Sloping ceiling.

BATHROOM
A four piece suite with a panelled bath and a large walk-in shower with marble-effect walls.

OUTSIDE

GARDEN & GROUNDS
The property sits on approximately three-quarters of an acre, accessed via timber 5-bar gates and a tarmac driveway. The gardens are easy to maintain, with a more formal garden to the front of the house with an ornamental pond, to the rear is a private garden with pergola and with views of open fields.

GAMES ROOM/BAR & OUTBUILDING
A timber-framed games room/bar, plus metal-clad barns for storage.

SERVICES
Connected to mains water and electricity, with a septic tank and cesspit for drainage.

CENTRAL HEATING
The property benefits from an air source heat pump.

DOUBLE GLAZING
The property benefits from uPVC double glazing.

TENURE
We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

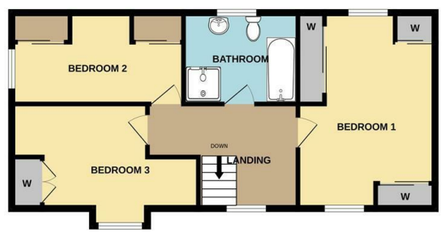
VIEWING
Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an appointment to view.

FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice. With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Beverley office on 01482 886200 or email beverley@qandc.net

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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VIEWINGS Strictly by appointment through the Sole Agent's Beverley Office on 01482 886200 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.