



**Iris Cottage & Cattery, Market Rasen Road**

Snarford, Market Rasen, LN8 3SW

**Offers in Region of £550,000**

## **Modern Detached House with Thriving Cattery Business & Land**

This is a unique opportunity to purchase a very well-presented modern detached house, together with an extremely well-equipped Cattery, enjoying an excellent reputation having 20 cat pens with the ability to accommodate up to 44 cats with ample off-road parking, an attached single garage and an additional paddock providing opportunities for other business propositions, or for use as a pony paddock. In total, the plot extends to 1.25 acres and the property offers beautifully presented accommodation with two Reception Rooms, a large Dining Kitchen, Utility Room, Ground Floor WC Compartment and at First Floor Level, there are Three Double Bedrooms (En-Suite Shower Room to Master) and Family Bathroom/WC combined. The property also benefits from NO CHAIN.



**Iris Cottage & Cattery, Market Rasen Road, Snarford, Market Rasen, LN8 3SW**



**LOCATION**

Iris Cottage & Cattery is prominently located on Market Rasen Road (A46), Snarford, situated approximately midway between the Cathedral City of Lincoln and the bustling town of Market Rasen which both offer a wide range of amenities. Lincoln is famous for its Cathedral, Castle and Steep Hill tourist district, whilst Market Rasen has a renowned Racecourse and is known as the gateway to the Lincolnshire Wolds, An Area of Outstanding Natural Beauty.

**ACCOMMODATION**

**IRIS COTTAGE**

Entrance Hall

With sweeping staircase off.

Living Room - 4m (max) x 5.5m

With gas wood-burner installed in feature fireplace and uPVC double glazed window to the front and patio doors to the rear.

Dining Room - 3.5m x 2.8m

With uPVC double glazed window overlooking to delightful rear garden.





#### Dining Kitchen - 3m x 5.5 m

A generously proportioned open-plan space with room for tables and chairs and well-equipped wall and base units with dual aspect overlooking the front and rear garden areas.

#### Utility Room - 2.8 m x 1.8m

With entrance door and window and once again, fitted with a range of units incorporating a stainless steel sink unit.

#### WC Compartment

With close-coupled WC, pedestal wash hand basin and wall mounted central heating boiler.

#### First Floor

##### Stairs/Landing

#### Bedroom 1 - 3.2m x 4m

A beautifully appointed Bedroom with uPVC double glazed window giving long-range views to the front.

#### En-Suite Shower Room/WC Off

Fitted with a modern high-quality suite comprising; full length shower cubicle, close-coupled WC and pedestal wash hand basin.

#### Bedroom 2 (to rear) - 3.8m x 2.8m

With uPVC double glazed window overlooking the rear garden with long-range farmland views beyond.

#### Bedroom 3 (to rear) - 3m x 3.2m

With uPVC double glazed window and long-range views to the rear.

#### Family Bathroom/WC

Fitted with a three piece suite comprising; panelled bath, pedestal wash hand basin and close-coupled WC with tiled walls and uPVC double glazed window.

#### IRIS CATTERY

Of modern uPVC double glazed construction, forming an 'L' shape with 20 cat pens, 18 of which can accommodate 2 cats and the other two can accommodate 4 cats. In addition, there is an isolation pen and kitchen area. Being of modern construction, the cattery is well-insulated and thermostatically heated to provide high quality accommodation.

#### OUTSIDE

To the front of the property, a driveway gives access to the attached single garage and there is an attractive lawned front garden with mature trees. The rear garden has the benefit of further vehicular access being the main entrance to the cattery business with an extensive gravelled parking area. This also gives access to the rear garden of Iris Cottage which is a particular feature of this property, having a beautifully presented lawned garden with mature shrubs and a superb summerhouse with feature central log-burning stove/barbeque and seating, therefore, offering all year round use.





Beyond the cattery is the level grass paddock enclosed by post and rail fencing and hedging to three sides, which is ideal for use as a pony paddock or alternatively, an expansion of business activities or use as kennels subject to the necessary planning consents.

**SERVICES**

Mains electricity and water are connected. An oil-fired central heating system is installed serving radiators throughout the living accommodation and the cattery pens are heated via an electrical heating system.

Drainage is to a private modern sewage treatment plant.

**EPC Rating - D**

**BUSINESS RATES & COUNCIL TAX**

Rateable Value - £1,600

Small Business Multiplier (2023/2024) 49.9p in the £. The property may qualify for small business rates relief.

It may be possible to obtain Small Business Rates Relief, depending on individual circumstances.

Council Tax Band - D.

**VAT**

VAT is not applicable in connection with the purchase price of this property.

**TENURE**

Freehold.

**NOTE**

Further information regarding turnover and trading information associated with the business are available to interested parties once a viewing has taken place.

**VIEWINGS**

By prior appointment through Mundy's.

**WEBSITE**

Our detailed website shows all our available properties and also gives extensive information on all aspects of moving home, local area information and helpful information for buyers and sellers. This can be found at [mundys.net](http://mundys.net)

**SELLING YOUR HOME - HOW TO GO ABOUT IT**

We are happy to offer FREE advice on all aspects of moving home, including a Valuation by one of our QUALIFIED/SPECIALIST VALUERS. Ring or call into one of our offices or visit our website for more details.

**BUYING YOUR HOME**

An Independent Survey gives peace of mind and could save you a great deal of money. For details, including RCS Home Buyer Reports, call 01522 556088 and ask for Steven Spivey MRICS.

**GETTING A MORTGAGE**

We would be happy to put you in touch with our Financial Adviser who can help you to work out the cost of financing your purchase.

**NOTE**

1. None of the services or equipment have been checked or tested.
2. All measurements are believed to be accurate but are given as a general guide and should be thoroughly checked.

**GENERAL**

If you have any queries with regard to a purchase, please ask and we will be happy to assist. Mundy's makes every effort to ensure these details are accurate, however they for themselves and the vendors (Lessors) for whom they act as Agents give notice that:

1. The details are a general outline for guidance only and do not constitute any part of an offer or contract. No person in the employment of Mundy's has any authority to make or give representation or warranty whatever in relation to this property.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details should be verified by yourself on inspection, your own advisor or conveyancer, particularly on items stated herein as not verified.

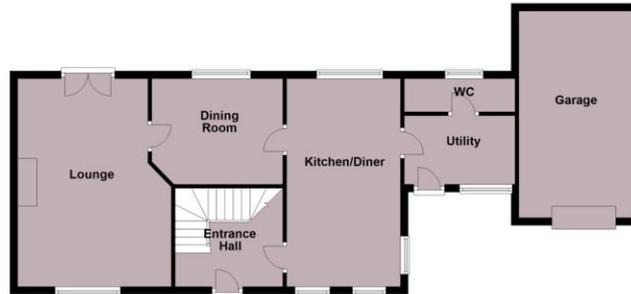
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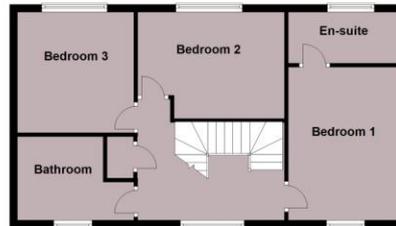




**Ground Floor**  
Approx. 79.3 sq. metres (853.1 sq. feet)



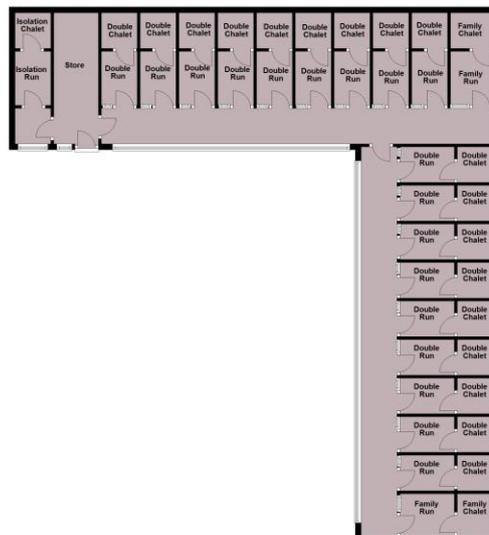
**First Floor**  
Approx. 54.6 sq. metres (587.9 sq. feet)



Total area: approx. 133.9 sq. metres (1441.0 sq. feet)

For illustration purposes only  
Plans produced using PlanUp.

**Ground Floor**  
Approx. 133.4 sq. metres (1435.4 sq. feet)



Total area: approx. 133.4 sq. metres (1435.4 sq. feet)

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

