

ACE BOARDING CATTERY
SEAFIELDS COTTAGE
1 WARDEN WAY
WARDEN ROAD
EASTCHURCH
KENT ME12 4HA

Price: £285,000 Freehold



A SUPERBLY PRESENTED 3/4 BEDROOM PERIOD COTTAGE WHICH HAS RECENTLY BEEN RENOVATED AND EXTENDED TO PROVIDE DELIGHTFUL SPACIOUS ACCOMMODATION WITH VIEWS OVER THE SURROUNDING COUNTRYSIDE

THE PROPERTY IS ALSO A REGISTERED CATTERY WITH FULLY EQUIPPED RECEPTION AND CATTERY

SELF CONTAINED STUDIO/SUMMERHOUSE

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3 bedrooms - loft conversion - en-suite - downstairs cloakroom - lounge - family room - kitchen/ breakfast room - utility room secluded gardens - UPVC double glazing - central heating - fully equipped cattery and reception - self-contained studio/summerhouse - car parking.

This prominently located property has undergone considerable modernisation and improvement and occupies an extremely pleasant location in a rural position on the Isle of Sheppey. The property to all its elevations has extensive views over the surrounding countryside towards the sea. It is with an easy reach of local facilities which include shops, schools and transport services to both Sheerness and the mainland.

The property which has painted brick elevations under a tiled roof offers superbly modernised accommodation which is tastefully decorated throughout and has the benefit of UPVC double glazing and central heating. The property also has a boarding licence for cats by Swale Borough Council and the cattery accommodation is superbly fitted out with a reception area and office. The property also has the benefit of a self-contained studio/summerhouse. A more detailed description of the accommodation is as follows:

ENTRANCE: Double glazed UPVC stable door with stainless glass inset and windows either side leading to:-

ENTRANCE HALL: Staircase leading to the first floor, radiator and door leading to cloakroom.

CLOAKROOM: Comprising low level WC, wash hand basin set in twin vanity unit, built in cupboards, tiled splashbacks and wall mounted mirror, tiled floor, opaque window, ledge and brace pine door.

LOUNGE: approximately 3.6m x 4m (12' x 13')

UPVC double glazed window to front aspect with far reaching views over the fields to the open sea, wooden floor, feature brick fireplace with inset log burning stove with pine mantel over, T.V aerial point, radiator, wall light point, twin pine glazed doors leading to:-



FAMILY ROOM: approximately 3m x 3m (10' x 10')

Wood strip floor, stainless steel spotlight in track, recess for oil fired Rayburn with pine built in cupboards to either side and open plan to:-

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KITCHEN/BREAKFAST ROOM: approximately 5.2m x 5m (17' x 16'6")

A wide range of limed oak floor and wall mounted cupboards and draw units with ample Iroko work surfaces, inset Butler sink with mixer tap, built in wine rack, full width window looking over patio area, timber floor, recessed spotlights to kitchen area, radiator, twin UPVC patio doors, void for electric cooker and extractor fan, void and plumbing for dishwasher.



UTILITY ROOM:

Part glazed UPVC door leading to outside, void and plumbing for automatic washing machine, wood strip flooring, base cupboard unit with inset stainless steel sink unit with mixer tap and work surface.

FIRST FLOOR

LANDING: window and doors leading to:-

BEDROOM 1: approximately 3.6m x 3.6 (12' x 12')

Rear aspect with rural views across the fields. Built in pine, glazed wardrobe cupboards.

BATHROOM: approximately 2.7m x 1.6m (9' x 5')

The bathroom comprises enclosed panel bath with mixer tap, shower unit, wash hand basin set in vanity unit with cupboard and tiled splashback, all mounted medicine chest with mirror, radiator.



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BEDROOM 2 WITH EN SUITE: approximately 4m x 3m (13' x 10')

Front aspect with sea views, pine ledge and brace door leading to en-suite shower room.

EN-SUITE: shower, low level WC and wash hand basin.



BEDROOM 3: approximately 2.5m x 2.7m (8'3" x 8'6")

Side aspect with lovely views across the fields, radiator, far reaching views over fields.



BEDROOM 4/LOFT CONVERSION:

A recently converted second floor loft with expansive views across field and beyond.



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SELF-CONTAINED STUDIO/SUMMERHOUSE: Approximately 4.6m x 4.6m (15' x 15')

The summerhouse comprises: bedroom/lounge, kitchen, shower room, oak flooring and veranda. Rear gate giving access to open fields beyond.



EXTERNAL:

To the front of the property is a small enclosed lawn area with mature hedgerow to the boundary and wrought iron pedestrian gate. To the side of the property is a full height timber pedestrian gate opening to an enclosed crazy paved court yard, with access to the rear garden, which is completely enclosed.

To the rear of the property is a enclosed patio area with well maintained raised flower borders with steps up to the lawn. The garden is fully enclosed by wooden fencing and mature hedgerow.



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THE BOARDING CATTERY:

Which is of recent construction and has been trading for only a few months. It is built to the highest specification and is currently licensed for cats by the Swale Borough Council. Trade is drawn from a wide and wealthy catchment area and there is room to expand (subject to usual planning consent). Ideal for early retirement/ second income but manageable for one person to run.



CATTERY RECEPTION OFFICE: approximately 4.6m x 2.4m (15' x 8')

Which is of brick construction, double glazed windows, built in desk, fluorescent strip light, power pints and UPVC door.

PREPARATION KITCHEN

A range of work surfaces with storage cupboards below, void for freezer and automatic washing machine, stainless steel sink/drain unit and door leading to:-

THE BOARDING CATTERY: Each unit measures approximately 1.2m x 2.4m (4' x 8')

Each unit has a large sleeping section with 11'5" x 4' internal run. Double glazed, fully air conditioned and centrally heated. The cattery has an open licence, which is unusual and sort after. This building has been designed to quickly alter internally and create more units within the existing space. (The building could have many other uses subject to planning)

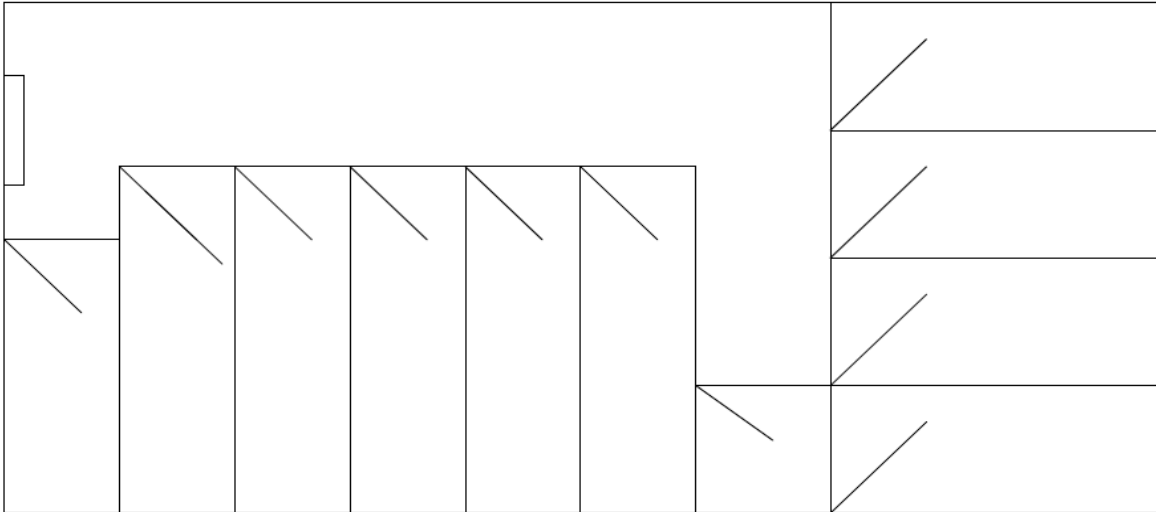


CUSTOMER CAR PARKING

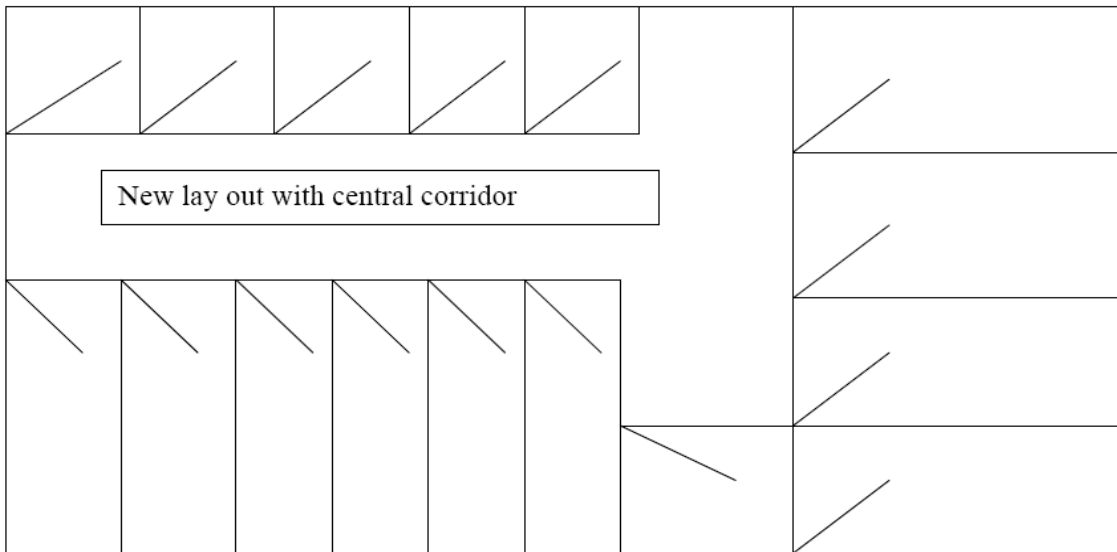
Which consists of 5 spaces

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Existing lay out



New lay out with central corridor



New lay out still gives room for singles, doubles, and family pens
By just moving partitions, which can be reused and adding a set of new gates.

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