



Offers Over
£950,000

SALES AND LETTINGS

Kennels & Cattery, Cheetham Fold Farm, Harrop Edge Road, Mottram, SK14 6SJ



GROUND FLOOR
2625 sq.ft. (243.9 sq.m.) approx.



- **FARMHOUSE, KENNELS & CATTERY**
- Main House with 3 x DOUBLE Beds
- Home Office/Large Storeroom
- Beautiful Kitchen/Diner
- Spacious Lounge
- Self-Contained Annex
- 32 Kennel & Cattery + Facilities
- Hayloft Kennel Annex Accommodation
- Gardens & Patio areas
- Off Road Parking

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MAIN DESCRIPTION

Cheetham Fold Farm, Kennels & Cattery – A Rare Lifestyle and Business Opportunity

Location: Nestled amidst rolling countryside with **spectacular, uninterrupted panoramic views**, Cheetham Fold Farm offers an exceptional opportunity to acquire a thriving business and an idyllic rural lifestyle in one complete package. Situated within easy reach of [insert local towns/villages], this unique property is the perfect blend of tranquillity, practicality, and profitability.



The Farmhouse – Private Family Residence

At the heart of the property is a beautifully presented **four-bedroom detached farmhouse**, combining traditional character with modern comforts. The spacious accommodation boasts a large country kitchen with an AGA, reception room with exposed beams and log-burning stoves, and generous bedrooms with stunning views across open countryside. A private garden, patio, and mature landscaping provide a peaceful sanctuary, ideal for family life or entertaining.



Self-Contained Annex

Adjoining but fully independent from the main house is a **self-contained annex**, perfect for multi-generational living, guest accommodation, or potential holiday lets. Featuring living/Bedroom area and bathroom.



Kennels & Cattery Business

The property includes a **well-established and highly regarded kennels and cattery**, currently licensed and operational, with a loyal customer base and scope for expansion. The facility includes:

- Secure kennel blocks with individual runs
- Modern cattery units with heated sleeping areas
- Grooming and wash areas
- Office and reception facilities
- Large exercise paddocks and secure outdoor spaces



All set within the property's grounds, the business is easily accessible yet discreetly separate from the private residence, maintaining a clear division between work and home.



Staff Accommodation

Above the kennel complex is a **fully self-contained staff flat**, ideal for on-site kennel staff or as an additional rental/guest space. It features a living area, kitchen, bathroom, and bedroom, all presented in good order.



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MAIN HOUSE

ENTRANCE HALLWAY

External main entrance door to hallway with feature beams, internal doors to the ground floor accommodation, wall mounted radiator, stairs to the first floor accommodation.



LOUNGE

23' 1" x 12' 0" (7.04m x 3.66m) A very spacious lounge with two windows to the front and rear elevations with far reaching uninterrupted countryside views, storage heater, coal fire with back burner set within stone fireplace and wooden lintel, TV aerial point, feature beams to ceiling, internal door to kennels, 4 x wall light points.



KITCHEN/DINER

22' 8" x 14' 5" (6.91m x 4.39m) A range of newly fitted high and low kitchen units with contrasting splashback worksurfaces, integrated electric oven and four ring Neff induction hob with oven hob extractor fan, fitted double AGA, full-size dishwasher, plumbing for automatic washing machine, internal door to annex, sink and drainer unit with mixer tap.



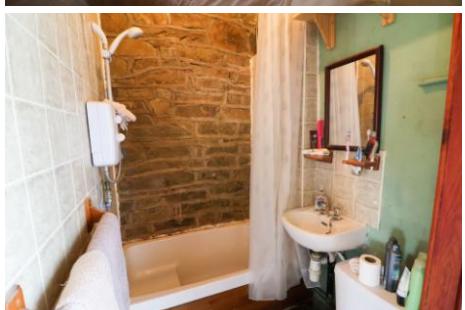
SELF CONTAINED ANNEX

16' 7" x 13' 4" (5.05m x 4.06m) A Self-contained annex perfect for an elderly relative or teenager with both independent and internal access, uPVC double glaze window and external door to side elevation, telephone point, ceiling spotlights, a generous open plan double bedroom/lounge area with feature stone wall, internal door to ensuite bathroom, window to the side and rear elevations.



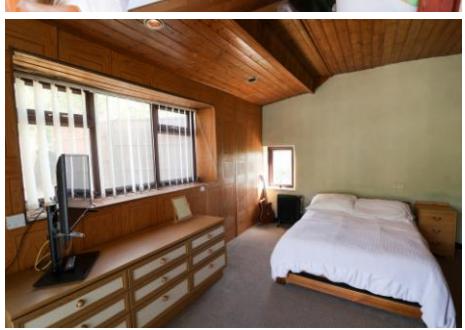
ANNEX EN-SUITE

5' 3" x 4' 2" (1.6m x 1.27m) A three-piece suite comprising off low-level Sani Flow w/c, wall hung sink unit and small bath with over bath shower, exposed feature stone wall, splashback tiling, ceiling light point.



LANDING

A spacious wrap around landing with ceiling light points, one wall of fitted storage units, wall mounted radiators x 2, internal doors to the first floor accommodation, window to the side elevation x 2, stairs from the ground to the first floor accommodation, internal door to large storage room with loft access to mezzanine storage area



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LARGE STORAGE ROOM

24' 3" x 6' 7" (7.39m x 2.01m) Internal door to a large storage room with loft access to mezzanine storage area.



MAIN BEDROOM

15' 0" x 15' 0" (4.57m x 4.57m) A generous double bedroom with uPVC double glazed window to the rear elevation, wall mounted radiator, ceiling light points x 2, storage unit, wall mounted TV aerial point.



BEDROOM TWO

11' 7" x 11' 3" (3.53m x 3.43m) uPVC double glazed window to the rear elevation with far reaching uninterrupted countryside views, wall mounted radiator, storage heater, ceiling light point.

BEDROOM THREE

14' 7" x 7' 9" (4.44m x 2.36m) A further generous double bedroom with window to the side elevation, wall mounted radiator, ceiling light point, storage unit.

DRESSING ROOM

with borrowed light window from landing, power and light points.

BATHROOM

10' 3" x 5' 5" (3.12m x 1.65m) A three-piece suite comprising of spacious corner bath with mixer tap and over bath shower, pedestal sink unit and low-level WC, floor to ceiling splashback tiling, ceiling spotlights, storage unit, loft access point.

KENNELS

17' 2" x 7' 5" (5.23m x 2.26m) Main Entrance door to reception with reception desk, ceiling light point, internal doors to main house, main kennels, back office and customer WC.



CUSTOMER W/C

6' 3" x 3' 1" (1.91m x 0.94m) A two piece suite comprising of low-level WC, pedestal sink unit, ceiling light point, window.

BACK OFFICE

7' 3" x 6' 8" (2.21m x 2.03m) Office housing a back boiler, ceiling light point and power points.



HALLWAY

Internal door from Reception to a spacious hallway providing access to Cattery, Hayloft Accommodation, Workshop and stable door kennels.

CATTERY AND COAL STORE

17' 0" x 16' 5" (5.18m x 5m)

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WORKSHOP

27' 0" x 19' 5" (8.23m x 5.92m) Hayloft Annex stairs from the kennel hallway to a first floor Annex



MAIN KENNELS

67' 3" x 62' 4" (20.5m x 19m) Food preparation and Laundry, 32 Kennels & kennel facilities

HAYLOFT ANNEX

15' 2" x 12' 5" (4.62m x 3.78m) Hayloft Annex is a self-contained annex perfect for housing kennel staff with stairs from the kennel hallway to the first floor Annex with uPVC double glazed window, open plan lounge/kitchen with stainless steel sink and drainer unit, space for undercounter fridge and space for electric cooker, ceiling light point and splashback tiling, internal door to shower room, beams to ceiling, opening through to bedroom area.



SHOWER ROOM

4' 9" x 4' 6" (1.45m x 1.37m) with low-level WC, sink unit and separate shower cubicle, ceiling light



BEDROOM AREA

12' 5" x 6' 9" (3.78m x 2.06m) widest point Bedroom area with light point, space for single bed, wardrobes and drawer pack.



EXTERNAL

FRONT - Driveway for several vehicles with internal doors to main house and kennels.

REAR - Private rear courtyard and elevated patio area, gated access to the kennels exercise garden and private garden.

Kennel Garden - A fully enclosed lawned garden bordering open countryside.

Main House Garden - A fully enclosed lawned and patio garden with spectacular far reaching countryside views bordering open countryside.



DISCLAIMER

Tenure – Freehold * Council Tax Band – E * EPC Rate - tbc



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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FREEHOLD/LEASEHOLD

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