

**The Little Padfield Cattery, 47 Platt Street, Glossop, SK13 1EY**



- CHARACTER COTTAGE & PADFIELD CATTERY
- Main House & Licensed Business
- Lounge with gas log burner
- Kitchen/Diner
- Two Bedrooms

- Off Road Parking
- Garden & Patio Areas
- Sought After Location
- Countryside Views
- Self employed opportunity



# The Little Padfield Cattery, 47 Platt Street, Glossop, SK13 1EY

## MAIN DESCRIPTION

### \*\*\*CHARACTER COTTAGE & PADFIELD CATTERY BUSINESS\*\*\*

Stepping Stones are delighted to offer for sale this rare opportunity to purchase a beautiful character cottage with a well-established and reputable Cattery Business situated within the village of Padfield, Glossop.

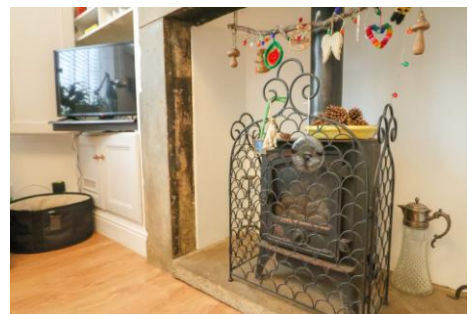
Padfield is a small village/hamlet near Hadfield in High Peak, Derbyshire. The village/hamlet is on the west side of the Peak District National Park, and the nearest town is Glossop, where many local amenities and services are based. Hadfield its neighboring village benefits from a host of local shopping and leisure facilities along with a direct rail link into Manchester City Centre. The Longdendale Trail and Bottoms Reservoir are close by for those who enjoy the outdoors.

The cottage is bursting with character with charming internal space which in brief comprises; Lounge with Gas Log burner and Kitchen/diner to the ground floor and Two Bedrooms and Bathroom to the first floor.

Externally there is gated off road parking leading to a beautiful rear garden with established and mature planting and steps providing access to the catteries.

The cattery business is well established and has an excellent 5\* rating and reputation, it consists of three separate outbuildings which have heating, power, water, lighting and air conditioning providing 7 individual rooms. Financial income can be made available to you during your viewing.

The home and business must be sold together.



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## LOUNGE

13' 6" x 12' 5" (4.11m x 3.78m) External door to lounge with uPVC double glazed window to the front elevation, TV aerial point, wall mounted radiator, Gas stove effect fire set within an attractive stone fireplace and mantle, ceiling light point, cornice to ceiling, internal door through to kitchen diner.



## KITCHEN DINER

15' 8" x 10' 1" (4.78m x 3.07m) High and low fitted kitchen units with contrasting worksurfaces and splashback tiling, integrated electric oven and four ring gas hob with over hob extractor fan, ceiling spotlights, stable door providing access to the rear garden, wall mounted main combination boiler, turn stairs to the first floor accommodation, under stairs storage, internal door through to lounge, uPVC double glazed window to the rear elevation.

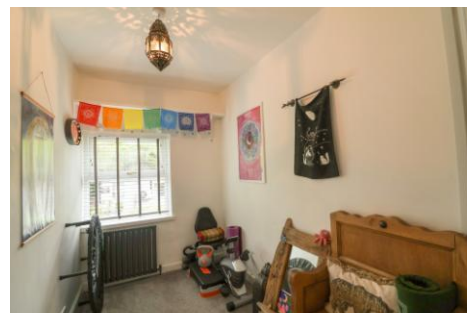


## LANDING

Stairs from the ground to the first floor, ceiling light point, internal doors to the first floor accommodation.

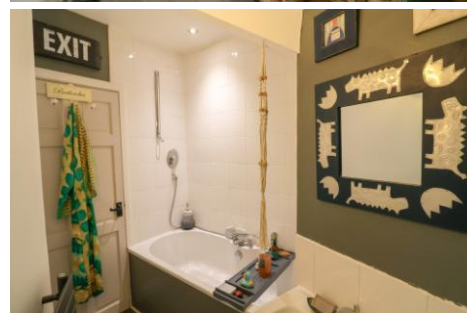
## MAIN BEDROOM

14' 0" x 10' 4" (4.27m x 3.15m) A double bedroom with uPVC double glazed window to the front elevation, fitted wardrobes, wall mounted radiator, ceiling light point.



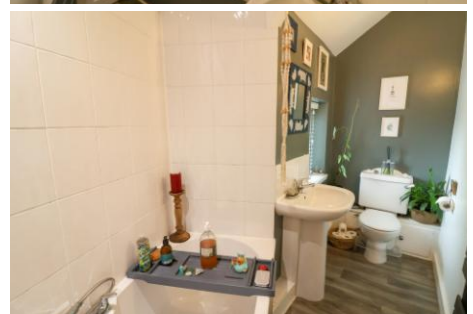
## BEDROOM TWO

10' 1" x 6' 0" (3.07m x 1.83m) uPVC double glazed window to the rear elevation with garden aspect, fitted closet with loft access, ceiling light point.



## BATHROOM

10' 0" x 5' 0" (3.05m x 1.52m) A three-piece suite comprising low-level WC pedestal sink unit and bath with over bath shower, wall mounted radiator, wall light points and ceiling light point, extraction fan, uPVC double glazed window to the side elevation.



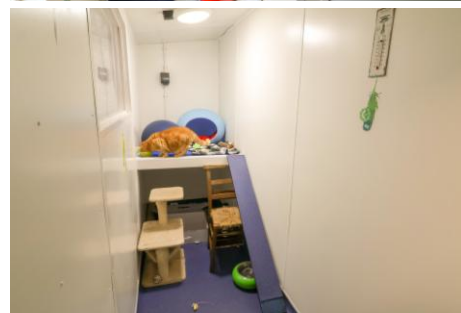
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## EXTERNALLY

There is a gated private garden with off road parking and patio areas for both the accommodation and cattery and three cattery buildings.

## DISCLAIMER

Tenure - Leasehold  
Annual Ground Rent - £2.00  
Term - 848 years remaining  
Council Tax Band - A  
EPC Rate - D

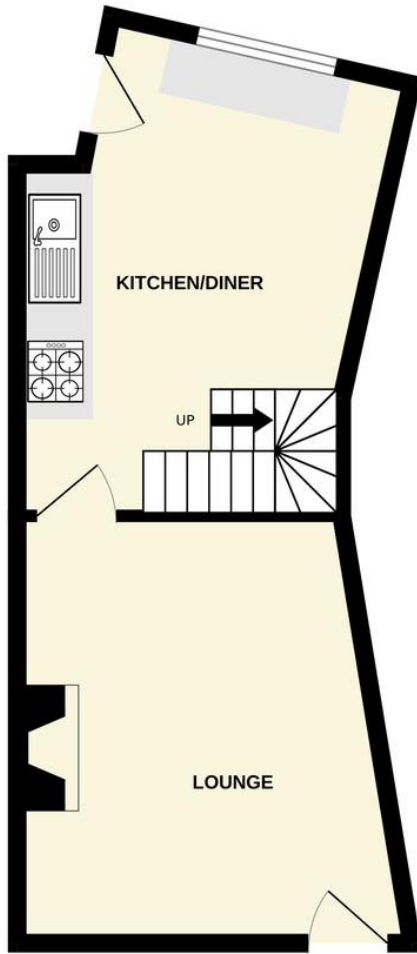




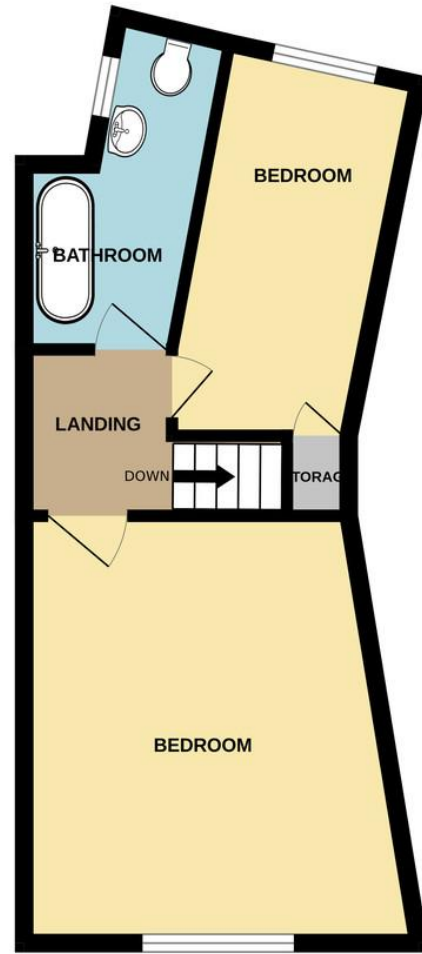
# The Little Padfield Cattery, 47 Platt Street, Glossop, SK13 1EY



GROUND FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.7 sq.m.) approx.

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

Stepping Stones have no access to documentation which confirms the tenure of the property.  
Should you proceed with the purchase of this property these details must be verified by your Solicitor.

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Company Registration Number 10234493. VAT Registration Number 289737140.