

Chalybeate, Inglebeck

£1,200,000

Welcome to Chalybeate, a lucrative lifestyle opportunity, found at the foot of the Yorkshire Dales National Park.

With a total of 3 acres, the attached Cattery and Kennel business is thriving, with average profits in the region of £80K per year, with volume for up to 100 canines and 40 felines, with an attached maternity unit, specialised for Golden Labradors and Cocker Spaniels, rated with five-star recommendations.

Nearby Ingleton boasts an array of amenities; a co-op supermarket, a fuel station and an abundance of pubs and restaurants, including the famous Ingleton Waterfalls. Chalybeate is also just 10 minutes' drive from nearby market town, Kirkby Lonsdale - a popular tourist hotspot, which provides brilliant entertainment options as well as multiple convenience stores, local shops and schools.





Potential to extend the business includes a stable block, easily able to hold up to 4 additional boxes, a large poultry & game housing, and capacity for additional grooming services within the current reception building to be set up. The reception building currently holds the feed room, utility space and visitor reception area. The plot also holds a cluster of agricultural buildings and workshops, separated from the main kennels & cattery, along with the maternity facility. A decent-size lake is found to the far end of the land, where the current owners carry out all of the working dogs' training exercises.

The residential property found on this gorgeous 3-acre plot is finished immaculately, a five-bedroom residence with a contemporary open-plan kitchen/dining space, with a central island/breakfast bar, accessed directly from both the front elevation and the sheltered sun terrace. A cosy lounge with a beautiful feature fireplace and a utility room with WC are found just off the kitchen/diner, with access to the first floor via the stairs.

Upstairs, four spacious double rooms and a single room currently used as a home office space. The master bedroom boasts great amounts of space with an attached ensuite comprising of full bathroom facilities. The loft is prime for conversion and could be potentially transformed into a further two bedrooms.





Kitchen/Diner

A gorgeous contemporary kitchen/diner with a central island and breakfast bar, integrated appliances, a wood burner, and gorgeous sliding doors, leading to the garden and sun terrace. A glass 'lean-to' gazebo covers the comfortable seating area found just outside.



WC

A handy facility with a WC and hand wash basin, accessed via the entrance hall.



Utility

A helpful plumbed utility found just off the entrance hall, with easy access from the front elevation and kitchen.



Lounge

A cosy lounge with a feature fireplace at its focal point. A large window looks out over the private garden and terrace.

Master Bedroom

A good size master bedroom with made to fit wardrobes lining one wall, and a large window filling the room with light.



Ensuite

An immaculate ensuite providing full bathroom facilities, including a large bath with shower attachment, WC and hand wash basin.



Bedroom Two

A gorgeous double room with plenty of floor space and a huge window, showcasing the breath taking views of the Yorkshire Dales





Bedroom Three

A third good size double, with integrated storage wardrobes on one wall.

Bedroom Four

A perfect guest room or play room for young children, with lovely views of the surroundings.



Bedroom Five

Currently used as a home office, this single room could be a perfect study space or nursery, or even a walk-in wardrobe/vanity!

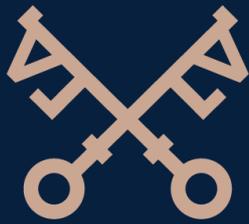


Bathroom

A beautiful five-piece suite with walk-in shower cubicle, WC and hand wash basin.



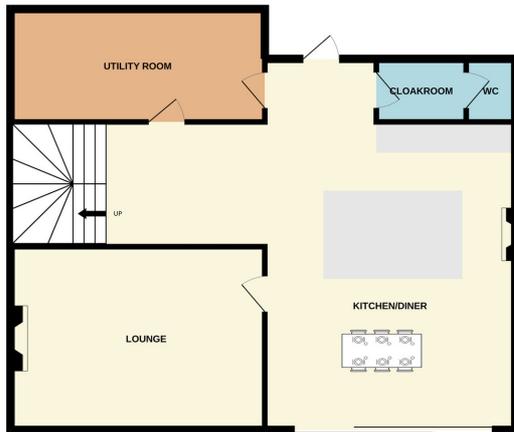




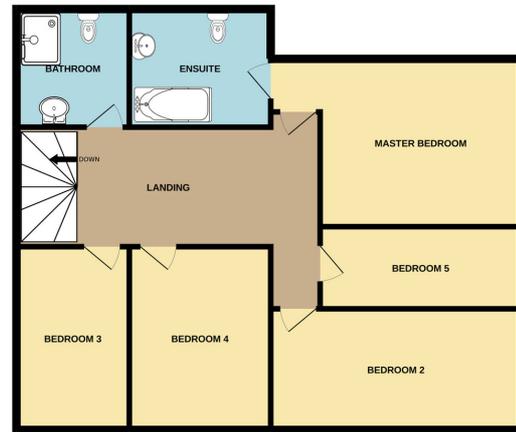
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ESTATES.

GROUND FLOOR
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR
980 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA: 1952 sq.ft. (181.3 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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