



# RURAL SCENE

NATIONAL SPECIALIST ESTATE AGENCY FOR PROPERTIES WITH LAND  
EQUESTRIAN ♦ SMALLHOLDINGS ♦ RESIDENTIAL ♦ COMMERCIAL FARMS ♦ LEISURE

KP/CH/127D

## NORFOLK

Approximate Distances

3 miles Cromer/The beach : 18 miles Norwich

A CHARACTER VICTORIAN RESIDENCE SET IN APPROX 5 ACRES CURRENTLY OPERATING AS A KENNELS (LICENSED FOR 34) AND CATTERY (LICENSED FOR 26) PLUS ANIMAL FEED BUSINESS ALL PRODUCING SUBSTANTIAL TURNOVER

## HILL HOUSE BOARDING KENNELS & CATTERY INCORPORATING FIVE ACRE FEEDS

NORWICH ROAD

ROUGHTON

NORWICH NR11 8ND



*Residence*



*View of Kennels, Cattery etc across gardens*

**A SPACIOUS DETACHED VICTORIAN HOUSE** WITH CLOAKROOM, LOUNGE, DINING ROOM, STUDY, KITCHEN, PANTRY/UTILITY ROOM, CONSERVATORY AND SNUG on the ground floor with **THREE BEDROOMS** AND A **BATHROOM** on the first floor and **THREE BEDROOMS** on the second floor : **OIL FIRED CENTRAL HEATING** : **DOUBLE GLAZING** : **EXTENSIVE GARDENS**

**THE KENNELS** SITUATED IN TWO BLOCKS CONVERTED COMPRISING **THIRTY KENNELS**

**THE CATTERY** MODERN AND HEATED SITUATED IN **FIBRE GLASS UNIT** AND **PORTACABIN** INCLUDING **TWELVE PENS**

**THE FEED BUSINESS** SITUATED IN THE CENTRE OF THE OLD HOSPITAL BUILDING WITH **OPEN FRONTED COVERED DISPLAY AREA**

**THE OUTBUILDINGS** INCLUDE **OPEN FRONTED POLE BARN**, **STORAGE SHED**, **TEN STABLES**

**THE LAND** CONSISTS OF **LEVEL PADDOCKS** MAINLY TO THE SIDE AND FRONT OF THE PROPERTY

**EXTENDING IN ALL TO APPROX 5 ACRES (About 2 Hectares) (TO BE CONFIRMED)**

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## THE RESIDENCE

A spacious detached house believed to date from c.1899 of brick elevations under a tiled roof. The accommodation benefits from OIL FIRED CENTRAL HEATING and DOUBLE GLAZING and is laid out over three floors and has the following accommodation with approximate room sizes:

CLOAKROOM 4'5 x 2'9 (About 3.4m x 3.3m) small obscure double glazed window to the rear, low level wc, wash hand basin and part tiling

LOUNGE 18'10 x 14'11 into bay (About 5.8m x 4.6m) double glazed bay window to the front, two radiators, door to front; feature fireplace surround half-way to dining room

DINING ROOM 13'10 into bay x 12' (About 4.2m x 3.6m) double glazed bay window to side, double glazed window to rear, radiator

STUDY 12'10 x 13'4 (About 3.9m x 4.1m) of irregular shape, double glazed window to rear, door to rear, radiator, under-stairs cupboard

SNUG 13'7 x 11'8 (About 4.1m x 3.5m) plus doorway; double glazed window to front, picture rail, open fireplace with log-burner in-situ, tiled hearth and back; wooden surrounds

KITCHEN/BREAKFAST ROOM 20'7 x 9' (About 6.3m x 2.8m) doubled glazed windows to front and rear; fitted kitchen with wall and base units, double sink drainer, tiling, electric cooker points with a 110cm range style double oven with 4 ring hotplate and griddle cooker in-situ, plumbing for dishwasher, ceramic tiled floor, loft access

PANTRY/UTILITY ROOM 8' x 6'10 (About 2.4m x 2.1m) shelving, quarry tiled floor, plumbing for washing machine

CONSERVATORY 10' x 8' (About 3m x 2.4m) UPVC construction on a brick base, double glazed windows to rear and each side, ceramic tiled floor

GALLERIED LANDING main stairs from the study; double glazed windows to rear and sides, radiator

BEDROOM ONE 18'10 x 12'4 (About 5.7m x 3.7m) two double glazed windows to the front, wardrobes, two radiators, Victorian cast iron fireplace (not operational)

BEDROOM TWO 10'3 x 9'10 (About 3.1m x 3m) double glazed window to side, fitted wardrobes, radiator

BEDROOM THREE 13'8 x 9' (About 4.1m x 2.8m) double glazed window to front, radiator

BATHROOM 10'11 x 7'2 (About 3.3m x 2.2m) two obscure double glazed windows to rear, shower cubicle, corner bath, wash hand basin, low level wc, radiator, heated towel rail, wall mounted electric heater

## SECOND FLOOR EAVES STORAGE

BEDROOM FOUR 11'11 x 10' (About 3.6m x 3m) double glazed window to side, built in wardrobes, radiator

BEDROOM FIVE 11'1 x 10'11 (About 3.4m x 3.3m) double glazed window to rear, built in wardrobes, radiator

BEDROOM SIX 14'3 x 13'9 (About 4.4m x 4.2m) double glazed window to front, part restricted height, radiator, built in wardrobes

CLOAKROOM 10' x 4'6 (About 3m x 1.4m) part restricted height, wash-hand basin/vanity unit, low level wc, part tiling, heated towel rail, loft access

## THE OUTSIDE

The property is approached from the road along its own driveway which leads past the paddocks on the left hand side. A gravelled parking area lies immediately to the front of the house. The driveway carries on past the house and leads to a parking area to the front of the feedstore, kennels and cattery. Attractive mature gardens surround the property and are laid mainly to lawn with trees flower and shrub borders, with patio area, garden shed and summer house.

## SERVICES

MAINS ELECTRICITY, TELEPHONE (connected and available subject to usual transfer regulations), PRIVATE DRAINAGE, OILED FIRED CENTRAL HEATING, DOUBLE GLAZED, MAINS WATER

*N.B. These details are a general guideline for intending purchasers and do not constitute an offer of contract. RURAL SCENE have visited Hill House Boarding Kennels & Cattery, but not surveyed or tested any of the appliances, services or systems in it including heating, plumbing, drainage etc. The Vendors have checked and approved the details, however purchasers must rely on their own and/or their Surveyor's inspections and their Solicitor's enquiries to determine the overall condition, size and acreage of the property, and also any Planning, Rights of Way, or other matters relating to it.*

## THE OUTBUILDINGS

The property benefits from the following outbuildings with approximate sizes as follows:

WORKSHOP 15'9 x 14'10 (About 4.8m x 4.5m) block construction with up and over door, power

WORKSHOP to rear of timber construction, with corrugated roof, 26' x 10'2 (About 7.9m x 3.1m)

KENNEL BLOCK ONE 36'1 x 13'4 (About 11m x 4.1m) plus 9'7 x 6'6 (About 2.9m x 2m) part double glazed, tiled walls, Terrazzo floor, incorporates six singles and five large double family units with covered runs

KENNEL BLOCK TWO 36'2 x 13'1 (About 11m x 4m) part double glazed, tiled walls, Terrazzo floor, incorporates twelve internal kennels, eight with outdoor runs

ANIMAL FEED STORE 20'2 x 11' (About 6.4m x 3.3m) **FIVE ACRE FEEDS LTD** selling feeds to local clientele for horse, goat, poultry, pig, rabbit, dog and cats plus hay, straw, shaving and haylage

STORE ROOM 14'2 x 13' (About 4.4m x 4m) with loft over

VERANDA used for displaying horse accessories

SHOP 14'2 x 13' (About 4.4m x 4m) for dog food sales, plumbing for washing machine, stainless steel sink drainer, immersion heater, shelving, tiling

FIBREGLASS CATTERY 16'6 x 10'8 (About 5.1m x 3.3m) fully centrally heated and lined, divided into 5 double cattery pens

PORTACABIN CATTERY 23'10 x 9'8 (About 7.3m x 3m) comprises 7 new pens, UVPC double glazed doors and windows, finished to a high standard

STABLES four brick built stables with tiled roof, 15'1 x 13'3 (About 4.6m x 4m), 16'2 x 13'3 (About 4.9m x 4m), 7'9 x 13'3 (About 2.4m x 4m) and 10' x 9'10 (About 3m x 2.7m)

STABLES four timber constructed stables 12'3 x 11'3 (About 3.7m x 3.4m), 10'1 x 9'10 (About 3m x 3m), 10'1 x 9'3 (About 3.1m x 2.8m) and 13'1 x 12'1 (About 4m x 3.7m)

FOALING BOX 15' x 14' (About 4.6m x 4.3m)

OPEN-FRONTED POLE BARN c.80' x 20' (About 24.4m x 6.1m) divided into 8 storage bays

STORAGE SHED c.20' x 10' (About 6.1m x 3m)

STORE SHED 12'3 x 5'10 (About 3.7m x 1.8m)

BARN AREA 25' x 12'3 (About 7.6m x 3.7m)

HAY BARN 26'1 x 20'7 (About 7.9m x 6.3m)

MOBILE CARAVAN used by livery clients for feed, tack etc

ISOLATION KENNELS two kennels

WOODEN GARDEN SHED with pens for small animals, with freezer plus assorted garden sheds and summer house

TWO METAL FEED STORES

## THE LAND

The land lies to the front and rear of the property and consists mainly of post and rails paddocks, of productive level pastureland.

**IN ALL APPROX 5 ACRES (About 2 Hectares)  
(TO BE CONFIRMED)**

## LOCAL AUTHORITY

NORTH NORFOLK DISTRICT COUNCIL - Council Tax Band 'E'

## GENERAL AND SITUATION

The sale of Hill house provides purchasers with the opportunity of buying a very well presented property providing an established income (details from vendors on viewing). Currently run as a kennels, cattery and animal feed business (the current owners rent a further approx 5 acres which may be available to purchasers). Situated on the outskirts of Roughton which has garage, Post Office, shop, fish & chip shop, pub and restaurant. The coastal holiday resort of Cromer is approx 3 miles away and the city of Norwich is approx 18 miles away and has a full range of facilities.

## DIRECTIONS

From Norwich take the A140 northwards, signposted Cromer, until reaching the village of Roughton. Proceed through the village and, on reaching the garage, Hill House will be approx 1¼ miles past on the left hand side, identified by a big sign saying **FIVE ACRE ANIMAL FEEDS** and **HILL HOUSE BOARDING KENNELS**



*Rear of Kennels*



*Rear of Residence*



*Kennel Interior*



*Cattery Interior*



*Entrance Drive and Paddocks*



*Kennels and Feed Store*

**VIEWING**

Strictly by appointment only with the Agents  
**RURAL SCENE Tel. 01264 850700**

**PRICE GUIDE: £775,000**

Energy Efficiency Rating		Current	Potential	Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very energy efficient - lower running costs	Very environmentally friendly - lower CO <sub>2</sub> emissions						
101-150	A			102-100	A		
81-100	B			81-101	B		
61-80	C			61-80	C		
41-60	D			41-60	D		
21-40	E			21-40	E		
1-20	F			1-20	F		
1-10	G	14	27	1-10	G	14	26
Not energy efficient - higher running costs	Not environmentally friendly - higher CO <sub>2</sub> emissions						
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	

*EPC Graph*