



Corton House Kennels and Cattery Goatacre | Calne | Wiltshire | SN11 9JG

**WOOLLEY
& WALLIS**

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Asking Price: £865,000

A thriving Kennels and Cattery business with three bedroom Grade II Listed House, with shop and annexe set in 5.86 acres of land.



The Property

Woolley and Wallis are delighted to bring to the market Corton House Kennels and Cattery.

The house itself, although requiring some cosmetic improvement, is full of character, boasting period features such as exposed beams and stone fireplaces. The three bedrooms provide comfortable living spaces, while the sitting room and dining room offer plenty of room for entertaining guests. The detached one bedroom annexe is perfect for accommodating guests or could be used as additional living space. Additionally, the separate shop/office provides an ideal space for running the business or could be converted into a studio or workshop.

The property sits on a generous 5.86-acre plot, offering plenty of opportunities for expansion or diversification. The land features woodland and a stream, providing a peaceful and picturesque setting. There is also separate access to the land, allowing for easy management.

The kennels and cattery business has been successfully operated by the current owners since 2005. With a projected turnover of £200,000 for the next financial year and a steady stream of bookings, there is great potential for growth and profitability.

Further development opportunities exist on the property, subject to obtaining the necessary planning permissions. With a range of buildings and kennels already in place, there is potential to expand or enhance the facilities to attract even more customers.

Detailed accounts for the business are available upon request, subject to signing a non-disclosure agreement. This provides potential buyers with the opportunity to evaluate the financial performance and potential of the business before making an offer.





Overall, this Grade II Listed house with kennels and cattery business offers a unique opportunity for someone to carry on and expand a successful business, while enjoying a charming period property with plenty of land and potential for possible future development.

The Situation

Goatacre is a village located in the scenic Wiltshire countryside. It offers residents a peaceful and idyllic setting, with beautiful landscapes and countryside views. Despite its rural location, Goatacre boasts a range of local amenities for its residents.

For those looking for a wider range of amenities, the towns of Lyneham and Royal Wootton Bassett are both just a short drive away. Royal Wootton Bassett has a bustling High Street with a variety of bars, restaurants, shops, and other amenities, providing residents with everything they need within easy reach.

Transport links are also excellent in Goatacre. The M4 motorway, A419, and Swindon Station are all within a short drive, providing easy access to surrounding areas. Swindon Station offers regular direct trains to London Paddington, making it a convenient location for commuters. The journey to London can be completed in approximately 50 minutes, allowing residents to easily access the capital for work or leisure.

Families will find a range of schooling options in the local area. Notable schools include Marlborough College, St Mary's, Calne, and Dauntsey's School in West Lavington. These schools provide excellent education opportunities for children of all age groups.

In summary, Goatacre offers a picturesque rural lifestyle with the added benefit of local amenities. Its proximity to Royal Wootton Bassett and good transport links make it a convenient place to live, while a variety of schooling options ensure families have access to quality education.

What3words: expectant.chairing.figure

Services

Mains water, Mains electric, Oil Central Heating and Mains drainage.

Local authority: Wiltshire County Council

EPC Rating: E

Council Tax Band: F

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Quakers Lane, Goatacre, Calne, SN11



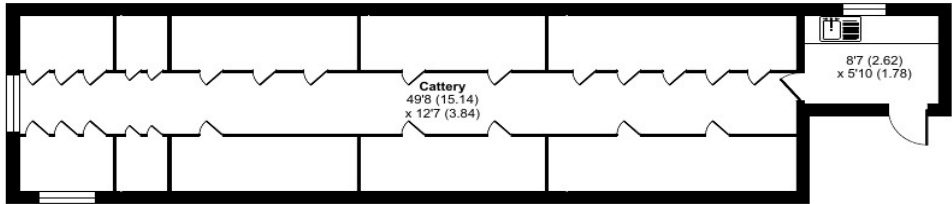
Approximate Area = 1546 sq ft / 143.6 sq m

Annexe = 552 sq ft / 51.3 sq m

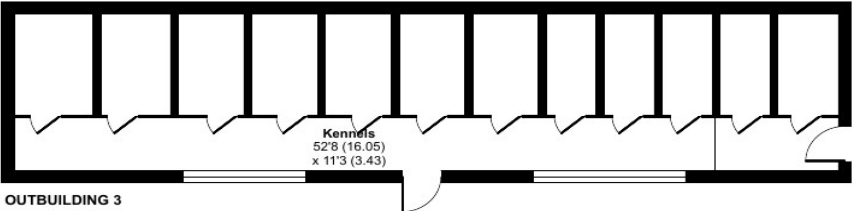
Outbuildings = 2967 sq ft / 275.6 sq m

Total = 5065 sq ft / 470.5 sq m

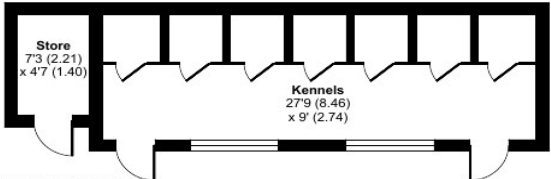
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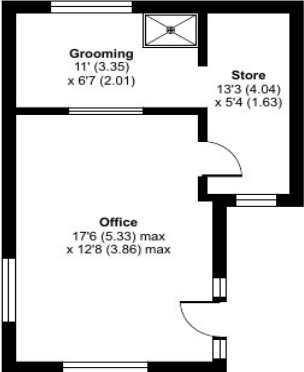
OUTBUILDING 1



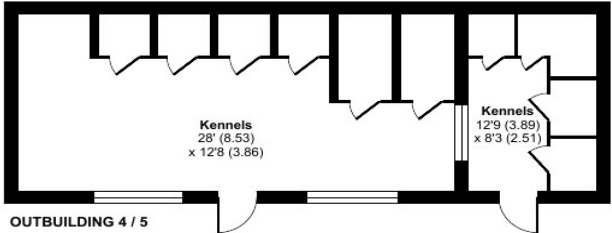
OUTBUILDING 3



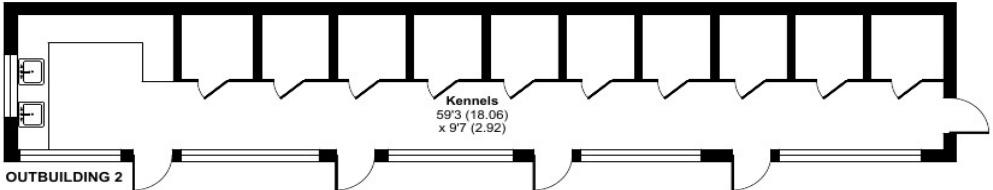
OUTBUILDING 6 / 7



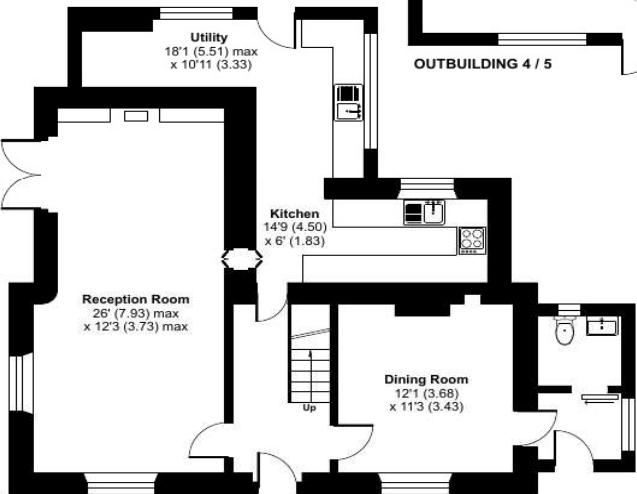
OUTBUILDING 8



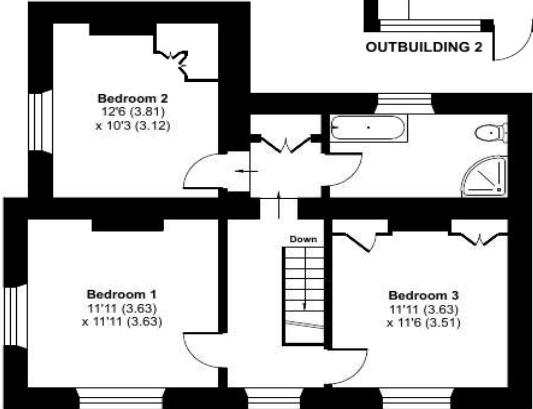
OUTBUILDING 4 / 5



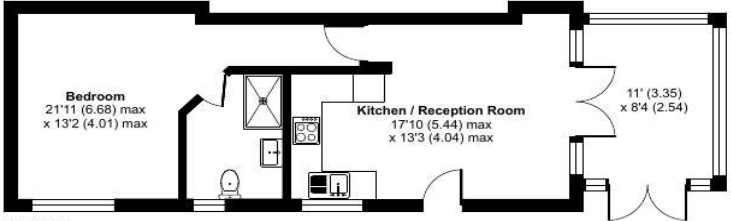
OUTBUILDING 2



GROUND FLOOR



FIRST FLOOR



ANNEXE



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Woolley & Wallis. REF: 1049493

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