



Outwood, Surrey



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Private
Estates



Prime Property from Robert Leech Estate Agents

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A rare opportunity to acquire a detached farmhouse set in just under 7 acres and providing an established cattery/kennels business – first time on the market for 70 years.

Orchard Farm is being offered on the market for the first time in over 70 years. The property comprises of an attractive farmhouse with about 6.75 acres (a further 60 acres may be available to rent, by negotiation) in a greenbelt setting with far reaching views. Originally bought and worked as a dairy farm by the present owner's Grandfather, the property was subsequently split and the present owner's father converted a section of bull pens into dog kennels and launched Orchard Farm boarding kennels, about 50 years ago. The kennels became a huge success and further buildings were converted as the demand grew.

The current owners, third generation, have run this thriving family business for the past 22 years, replacing many of the original buildings, which comply with the latest local authority regulations for cattery/kennels, which came into force recently. Orchard Farm was proudly awarded the top 5* licence.

During the past 22 years, the business has expanded with the addition of a new kennel block of 34, grooming parlour, newly built cattery, enrichment area and 8 exercise pens plus an all-weather walk surface around the perimeter of one field to provide clean, mud free walking facilities for the dogs all year round.

Currently licensed by Tandridge District Council for 156 dogs and 38 cats. In all, there are 4 kennel blocks and 2 catteries.

The 5 bedroom farmhouse is set within its own private gardens with spectacular south facing views from the rear which can also be enjoyed from the balcony accessible from 2 of the double bedrooms. The accommodation comprises:-

Ground Floor

- Beamed farmhouse style kitchen overlooking the front garden and pond.
- Beamed breakfast room with a cosy log burner for the wet winter days.
- Hallway with access to:
- Beamed Lounge with open fire, triple aspect windows.
- Door to the family bathroom (modern suite with wc, sink and bath with power shower).
- Opening to beamed dining room with triple aspect windows, oak flooring, door leading to the rear garden.
- Study / office with door to front garden

First floor

- Master bedroom, triple aspect, superb views, wash basin and en-suite power shower.
- 4 further bedrooms
- Separate wc with wash hand basin.
- Landing and access to the part boarded loft with a folding loft ladder.

OUTSIDE

The front garden is fully fenced and has a large pond with two fountains and a side garden which houses a large kennel with outside run for personal use. The large rear garden mainly laid to lawn has beautiful views over the surrounding countryside a gate leads down to the swimming pool and pool house, steam room and brick built bbq.

3 Atcost barns, 3 stables and a tack room surround a concrete yard.

There is a 1 bedroom flat above the grooming parlour with planning consent. There is also a modern winterised mobile home of 2 bedrooms, 2 bathrooms, lounge kitchen/diner and secure garden. Although the mobile home does not have planning permission, there has been a mobile home on this site for many years.

About 6.75 acres in all

LOCATION

Situated on the outskirts of Outwood, a village which is surrounded by protected National Trust woodland, the property is approached at the end of a rural, single track lane that becomes private with no through access for vehicles. The village Cricket Club is extremely well regarded, with a number of events and activities held there every summer. There are also a good choice of public houses nearby. Everyday shopping needs are catered for at Smallfield. More comprehensive shopping facilities can be found at Horley, Redhill and Reigate.

Gatwick airport is about 6 miles away, and access to the M25 can be found at Godstone (junction 6) also about 6 miles away. For the rail commuter, the stations at Salfords (2 miles), Horley (4 miles) and Redhill (5 miles) have services to London Victoria and London Bridge. (Distances are approximate).

Private Estates
London & Global Marketing
121 Park Lane, Mayfair, W1K 7AG



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MILE
OUTWOOD
VILLAGE



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MILES
SALFORDS
STATION



6
MILES
GATWICK
AIRPORT

robertleech.com

OXTED
72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE
1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD
27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON
121 Park Lane
London
W1K 7AG
0207 0791457

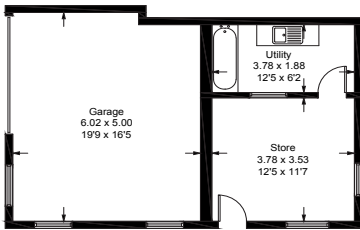




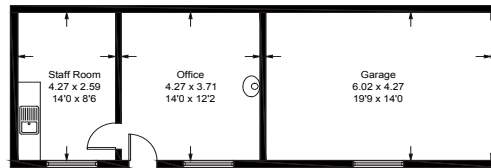




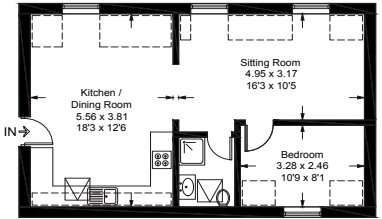
Approximate Gross Internal Area = 222.3 sq m / 2393 sq ft
 Out Buildings = 115.7 sq m / 1245 sq ft
 Flat = 49.5 sq m / 533 sq ft
 Total = 387.5 sq m / 4171 sq ft
 (Including Garages)



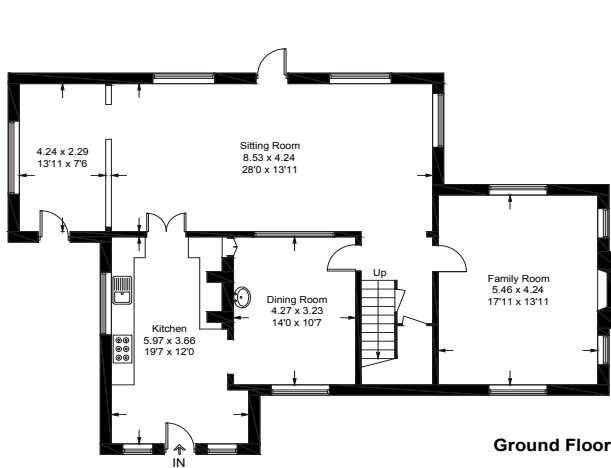
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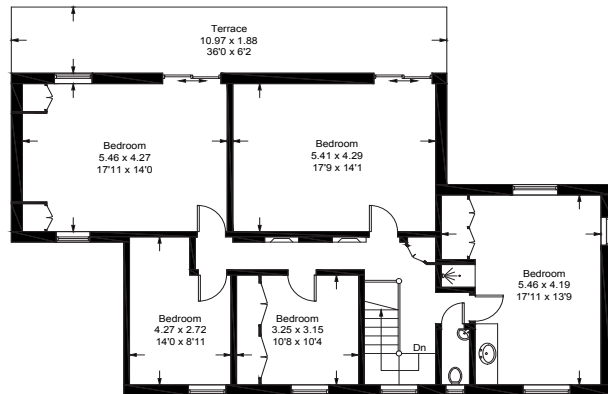
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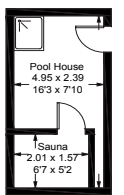
Flat (Not Shown In Actual Location / Orientation)



Ground Floor

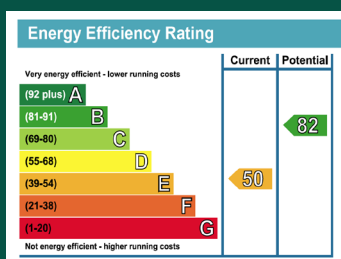


First Floor



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID653056)
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ESTD 1989