



Netherfield, 161 Avalanche Road  
Portland | Dorset | DT5 2DN

# 161 AVALANCHE ROAD



*A rare opportunity to acquire 'Netherfield,' a substantial detached bungalow set on approximately half an acre, alongside a well-established and highly regarded cattery and pet boarding business. This unique property offers flexible, individual living accommodation with a sustainable income stream built over ten years.*



# KEY FEATURES

- Substantial detached bungalow set on approximately half an acre
- Well-established, highly regarded cattery & pet boarding business with 10+ years of successful trading
- Spacious accommodation featuring three large double bedrooms
- Principal bedroom with walk-in wardrobe/dressing room and en-suite shower room
- Versatile second reception room ideal as dining, family, or playroom
- Generous kitchen with central island and separate utility room tailored to business needs
- Block-paved driveway providing off-road parking for 10+ vehicles
- Private, enclosed front garden with low stone wall and integral garage access
- Mature grounds offering privacy and scope for further enhancement
- Rare opportunity to combine a profitable business with adaptable family living in a sought-after location

Approached via a block-paved driveway with parking for ten to twelve vehicles and enclosed by a low stone wall, the property features a porch leading to a spacious hallway with access to all principal rooms.

The large lounge enjoys a large bright window overlooking the front aspect and offers ample space for seating, flowing through double doors into a versatile second reception room ideal as a dining room, family room, or playroom.

At the rear, a generous kitchen with Portland Stone build central island provides an excellent entertaining space. The kitchen is equipped with a range fitted wall and base units as well as appliances throughout. The kitchen has an adjoining utility room perfectly suited for laundry, garden access, and cattery needs, keeping the main kitchen private.

Accommodation includes three large double bedrooms. The principal bedroom benefits from a walk-in wardrobe/dressing room and en-suite shower room. Bedroom Two, formerly two rooms, offers flexible use as an annex with a sitting area. Bedroom Three includes built-in wardrobes and a front aspect view. A family bathroom completes the layout.

The thriving cattery and pet boarding business is well established locally, offering an instant, reliable income and a lifestyle opportunity for purchasers seeking both a home and business in one.

Set within mature grounds.







Reception





# SELLER INSIGHT

“We never thought we would part with 161 Avalanche Road. This home has been in our family for generations – originally designed by my father and built by my grandfather, a master stonemason, alongside his colleagues. He created four or five unique homes across Portland, but this one was special, complete with its witching stone chimney – said in folklore to be where witches could rest on their way across the island. It is full of character, history, and heart, which is why we have cherished it so much.”

“For our part, we added to that legacy with a large L-shaped wraparound extension. My husband and his builder friends constructed it according to my design, giving us an incredible kitchen-diner – our favourite space – as well as extra dining and living areas, plus a huge bedroom that could easily be split into two. The kitchen is particularly unique: its island rests on Portland Stone cylinders, gifted to us by a local firm, topped with a beautiful marble surface. It has been the perfect spot for everyday life and entertaining alike.

“The outside space is equally special. The landscaped garden is a peaceful oasis with patios and al fresco seating. Peppered with mature apple, pear and cider apple trees, the garden itself flows into a field with wild areas for bees and butterflies, which has been lovely for children’s birthday parties. Beyond the back wall, open fields stretch right to the island’s edge. Having so much outdoor space has contributed to family and work life alike, enabling us to build a thriving boarding cattery here. There is parking for ten cars and planning permission for a 50 x 30 ft log cabin, offering even more potential for additional living or holiday rental accommodation.

“Despite the tranquillity, the location is wonderfully convenient: shops, cafés and a bus stop are just minutes away, and the mainland is easily reached. Above all, we will miss the community, the calm, and the outlook that made this such a peaceful place to call home.”





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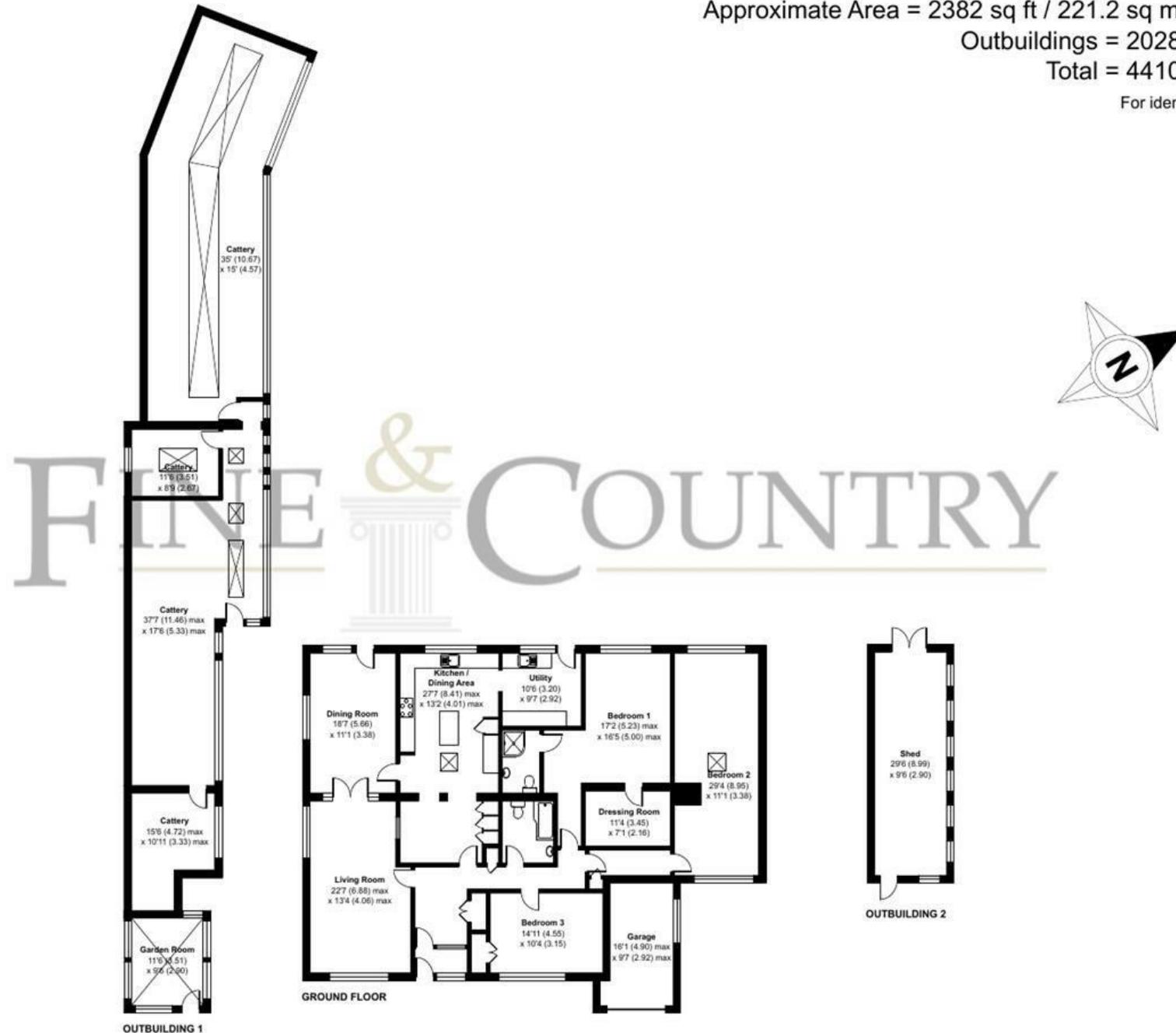
# Avalanche Road, Portland, DT5

Approximate Area = 2382 sq ft / 221.2 sq m (includes garage)

Outbuildings = 2028 sq ft / 188.4 sq m

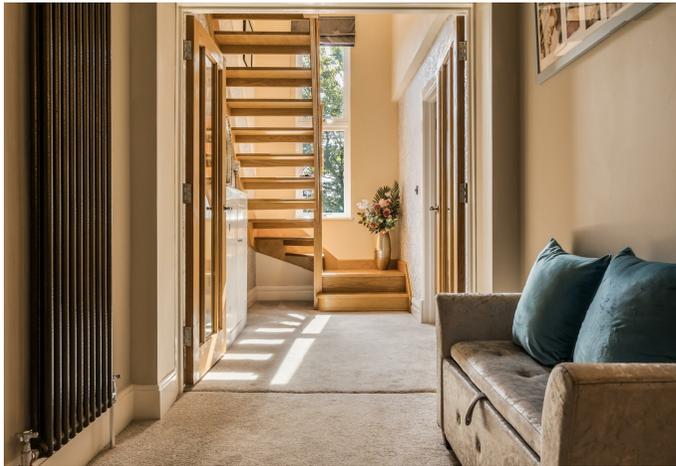
Total = 4410 sq ft / 409.6 sq m

For identification only - Not to scale









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