

## Historic Homestead

Price : SOLD

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### Area & Tenure:

80 Ac (32 Ha) Approx. Unrestricted Freehold

Situated only 33km Bathurst on Mitchell Hwy. 22km Orange and 13km Millthorpe. (235km Sydney)

### Description:

Gently sloping, open grazing country. Consisting of predominantly fertile deep friable red basalt soils. Pastures are predominantly Phalaris, Cocksfoot and Clovers with a paddock of developed with Fescue, Rye, Clovers, Phalaris and Plantain. Well watered by 2 dams and a bore. Subdivided into 6 paddocks. Internal fencing of hingejoint and barb. Some boundary fence consisting of netting with a barb and plain wire. Mostly stock proof condition.

### Improvements:

Historic c1874 bluestone/sandstone homestead with a tasteful modern extension. Featuring black-butt flooring, 6 bedrooms plus study. Master bedroom contains walk-in robe, ensuite and outdoor deck with views. Modern galley kitchen complete with dining area, family room, lounge room, main bathroom with heated floors, well designed laundry and entrance with storage. All set in landscaped gardens with gothic stone gazebo, established orchard and vegetable garden with chicken shed.

- ~ Single bedroom cottage with kitchenette.
- ~ Horse stables (timber and steel rail with day yards)
- ~ Storage shed
- ~ Three stand woolshed (electric, timber with raised board)
- ~ Sheep yards (timber construction, adjoining woolshed)

### Features:

- ~ Desirable location - Central to major service centres
- ~ Unique historic homestead with tasteful modern extension
- ~ Landscaped gardens, orchard and in-ground pool
- ~ Rich fertile soils - excellent for breeding and fattening

This information has been obtained from our vendor(s) and third parties. We make no representations to its accuracy. All computer images, maps and photographs are indicative only. We are merely passing the information on. Interested parties should make their own enquiries.

Representative  
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Property



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