

1 Middle Street, Murrumbateman, NSW 2582

MODERNHOUSE

Sold House

Monday, 9 October 2023

1 Middle Street, Murrumbateman, NSW 2582

Bedrooms: 3

Bathrooms: 2

Parkings: 6

Area: 1985 m2

Type: House



Modern House

Contact agent

CONGRATULATIONS TO THE NEW CUSTODIANS OF STORNOWAY. In the historic village of Murrumbateman, a little-known feat of organic residential architecture sits among statuesque cedars and eucalypts, which cast glorious afternoon shadows on the soaring brick facade. 'Stornoway' was commissioned from the Canberra architect, Laurie Virr, a leading practitioner in the organic style, which celebrates nature and the use of natural materials. The house is set in grounds laid out by the acclaimed Sydney garden designer, Peter Fudge. This landmark and very private building is situated on a corner block, comprising 1,985 sq m of prime land. It is a striking Virr-designed house that has had only two owners, with the second employing Virr to carry out modifications and additions. Originally completed in 1999, Stornoway is a two-storey, double brick house with all the passive design features for which the architect is well known. Similar to the house Virr designed for his own family, the principle of 'following the sun' is at play, which guides Stornoway's shape as it unfolds around a central courtyard. All main rooms of the house look out or connect through double doors to the courtyard which, with its reflecting pond, is a beautifully conceived 'outdoor room' that embraces the native garden. The house is currently configured with three bedrooms, two bathrooms and a study, but this is flexible. It could become a two-bedroom house with study and an office. Or the upstairs north-facing study could be used as a single bedroom, creating a four-bedroom house. The self contained apartment with upstairs bedroom and ensuite bathroom can be used by a family or as a separate guest studio, with private entrance. Stornoway can therefore be an intimate home for a couple or a more expansive home for a family, including multiple generations. Further expansion is possible with the separate warehouse-sized structure, which was originally built as an agricultural produce store. At 126 sq m it is the ideal storage space, complementing the attic storage in the house. The workspace also has the potential for conversion to an artist's studio or similar space, or convert to additional living (STCA). - Passive solar-designed house by admired architect Laurie Virr - Gardens by respected designer Peter Fudge - Superior craftsmanship utilising high-grade native timbers throughout - Many sustainable features incl. 28,000 litre water tank - Open fireplace - Separate s/c guest suite or apartment - Attic storage - Separate expansive, 126 sq m multi-use workspace that has the potential for conversion, as an Alternative Dwelling Unit (STCA) - Large private corner block - Potential for pool - Walking distance to village amenities - 15-minutes drive to the regional centre of Yass - 38-minutes drive to centre of Canberra - Relaxed rural atmosphere within easy reach of a major cultural centre

Full design story and image folio at modernhouse.co.....

.OPPORTUNITY: To call a significant and superbly conceived piece of organic, passive design your home. An inspirational space in which to live or live/work. Convert the expansive, 126 sq m multi-use workspace to your ideal maker space (car or furniture restoration, etc), artist's studio or adapt to Alternative Dwelling Unit (STCA).....

.SPECIFICATION: House: with s/c apartment 3 Bedroom, 2.5 Bath, 2 Car (carport) Internal area (approx.) 152 sq m External courtyard/outdoor room (approx.) 90m² Warehouse sized workspace: with mezzanine Internal area (approx.) 126 sq m Workshop: 17 sq m Total internal: 295 sq m.....

.PROJECT TEAM: Stornoway, House at Murrumbateman Completed: 1999 Architect: Laurie Virr Garden Designer: Peter Fudge Builder: Bill Kalenjuk Photographer: © Modern House.....

.SIGNIFICANCE: A superb example of the architect's unwavering faith in solar passive and organic design, and a stunning integration of house and garden.....

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.VIEW BY PRIOR APPOINTMENT: MODERN HOUSE ESTATE AGENTS 1300 814 768.....

Stornoway, presented by Modern House: the specialist estate agency for architect-designed residences.....

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