

# 1 Norsworthy Road, Forreston, SA 5233

## Sold Acreage

Tuesday, 28 November 2023

1 Norsworthy Road, Forreston, SA 5233

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 6 m2

Type: Acreage



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## Contact agent

Rarely do country estates of this nature come onto the market in this region. A sense of stately grandeur and timeless appeal emanates from every corner of this magnificent property. Framed amid botanical gardens, here you will discover a gracious stone home, separate guest house, tennis court, swimming pool and 275sqm of shedding. Easily mistaken for a historic property, construction here was completed in 1980. The stone was sourced from the original Chain of Ponds hotel and recycled to create this picturesque haven. Straight from the pages of a country style magazine, this is a lifestyle property to treasure, a place where stories are told, and memories made. A bespoke interior will reveal an attractive kitchen, formal lounge, and dining plus an intimate TV/sitting room. Gorgeous garden views will greet you at every window. A place of beauty and tranquillity, this sublime home is full of warmth and character. A sun-drenched atrium links the master bedroom to other sleeping quarters. Double French doors provide access to the courtyard enjoying the dappled shade of a mature glory vine. It's the perfect spot for brunch, overlooking the pool or relaxing with a book. Guests will enjoy the luxury of their own private space in the "Coach House". Creatives might use this as a work from home studio. Entrepreneurial folk may envision a Bed & Breakfast. Downstairs provides a kitchen, bathroom, home office and open plan living. Upstairs are 2 bedrooms. Suited to many uses, it will only be limited by your imagination. Given the stature of the gardens surrounding the Coach House, it would be ideal for intimate gatherings or exclusive weddings (subj to normal consents). Equestrians will be drawn by the opportunity to utilize the original dressage arena. With 2 stables and a wash bay there's the option to restore its use. Shedding comprises 275sqm of space so there's plenty of room for your farm machinery or car collection. Bordered by gently sloping countryside and traversed by a winter creek, all the land here is usable. Divided into 5 paddocks it will suit many uses including the option for a small vineyard given the water licence and quality bore water. Impossible to replicate, The Elms presents discerning buyers with the chance of a lifetime. Don't miss the opportunity to secure the ultimate in country living perched on the doorstep to the epicurean delights of the Barossa and Adelaide Hills.

**Residence Information:**

- Constructed in 1980 from recycled stone sourced from the original Chain of Ponds Hotel.
- Approx 439 sqm of living (Residence/Coach House) plus verandas.
- Fully ducted reverse cycle air conditioning.
- Slow combustion wood heater in formal lounge and sunroom.
- Courtyard dining with mature Glory vine.
- Inground, heated swimming pool with electric cover.
- Tennis court.
- Security system in place.

**Coach House Information:**

- Solid stone construction. Two storeys.
- Split system air conditioner.
- Slow combustion wood heater.

**Water, paddocks & shedding:**

- Equipped 3 phase bore. Approx. 500ppm, 5000gph.
- Property garden/lawns fully irrigated via bore & 33 sprinklers.
- Approx 60,000 Litre concrete tank for bore water.
- Approx 50,000 Litre galv tank on machinery shed.
- Tree lined creek traverses the land.
- Rainfall approx. 700 – 800mm per annum.
- 12.3 Kilolitre Water Licence included in sale.
- 5 paddocks with watering points.
- Original dressage arena, sand base.
- 274 sqm shed complex includes 2 horse stalls.
- Sundry shedding for wood, garden & general purposes.

**Legal Information, Rates & Services:**

- Lot 11 in CT Volume 5066 Folio 126.
- Zoned Productive Rural Landscape.
- Adelaide Hills council rates \$3,586.64 per annum.
- Emergency Services Levy \$342.15 per annum.
- Water Licence Levy \$87.14 per annum.
- Septic tank and soakage trench services property.
- Rainwater to both the residence & coach house.
- Bore water to gardens, land, and stock troughs.
- Single phase power to home and sheds.
- 3 phase power to bore only.
- Internet via Telstra.

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