

10137 Tasman Highway, Little Swanport, Tas 7190



Sold House

Wednesday, 3 April 2024

10137 Tasman Highway, Little Swanport, Tas 7190

Bedrooms: 9

Bathrooms: 3

Parkings: 10

Area: 491 m2

Type: House



Dominic Romeo

Contact agent

'Ravensdale' represents a rare opportunity for astute investors, agriculturalists or viticulturalists to secure an historic house and large 1215 acre (496.2ha) land parcel in a tightly held region on the east coast of Tasmania renowned as one of the most exciting wine growing regions of the world. Historically important, this early Colonial Georgian homestead was built in c.1825 by Lt. Hawkins, an officer at the Maria Island Penal Station. 'Ravensdale' was called home for James and Mary Ann Hobbs in c.1826. The property was granted to Hobbs in recognition of his feat in circumnavigating Van Diemen's Land to chart it's coastline and locate ports and suitable land for settlement. Hobbs extended the homestead and farmed the then 3304 acre property until it was sold in 1846. William Noyes, a Police Magistrate, purchased the farm and established a flour mill. Today the property is renowned for super fine wool production and is on the market for the first time in 40 years. The 434.5m² homestead, built in the early Colonial Georgian period is architecturally significant. The sandstone home is structurally sound and comprises 6 bedroom, 2 bathrooms, 5 living areas, 2 entry hallways, storerooms and utility rooms, all centered around a unique inner courtyard/atrium. The kitchen retains its whitewashed walls, exposed beams and sandstone hearth. Many of the original architectural features are intact including the early colonial period Tasmanian mantlepieces and surrounds with sunburst motif c.1825, rare Oyster Bay Pine flooring, stonework, multipaned windows, high ceilings, panelled doors, flagstone verandahs and paths. The house is positioned above Ravensdale Rivulet on approximately 3 acres of low maintenance gardens with established trees and open lawn, all with beautiful views over the farm. There is also a restored original 130m², 1820's shepherds hut/cottage comprising of 3 bedrooms, 1 bathroom, kitchen and living room with stunning views over the river flats and up to the eastern tiers that has been run as a popular farm stay accommodation. The 1215 acres of agricultural land at Ravensdale comprises of exceptional quality alluvial flats and light loam soils. There is good water security including an off stream 50ml dam, 182ml winter take and 30ml spring take from the Ravensdale Rivulet (Little Swanport Catchment) and an average rainfall of 600mm pa. The property is versatile and highly suitable for grazing and cropping with multiple fenced paddocks all on 1 title. It also presents a blank canvas for a major viticulture enterprise on the east coast. Improvements include - shearing shed, grain shed, workshop, several machinery sheds, plus storage and hay sheds. The historic stone stable with its original cobblestone floor has the potential to be converted into a cellar door or further boutique accommodation. Large acreage in Tasmania, particularly along the tightly held east coast is in strong demand. The region is famous for producing super fine wool and world class wine and is being noticed by vigneron abroad for its stable maritime and cool climate terroir. Notably, large Australian brands are purchasing farmland in Tasmania for future proofing their wine operations against climate change. Ravensdale is well positioned close to Hobart - 100km, Hobart Airport - 85km, Launceston - 165km, Freycinet - 85km, Swansea - 30km, Triabunna - 17km and Orford - 24km. There are numerous premium cool climate wineries all within a 30 minute drive, including Devil's Corner, Gala Estate, Spring Vale and Craigie Knowe Vineyard. Wine and adventure tourism is expanding on the east coast and Ravensdale is situated halfway between Hobart and Coles Bay, making it an ideal base to explore the pristine Maria Island and the world-famous Wineglass Bay. Ravensdale represents a unique opportunity to own a property steeped in history which also offers exceptional farming versatility to grow super fine wool and /or a world class viticulture enterprise. For further information or to arrange a private inspection, please contact - Dominic Romeo on - 0438 500 277 or email - dominicromeo@circaheritageandlifestyle.com.au.