

# 1111 Sheffield Road, Lower Barrington, Tas 7306



## Sold House

Friday, 6 October 2023

1111 Sheffield Road, Lower Barrington, Tas 7306

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 9**

**Area: 1 m2**

**Type: House**



Wendy Squibb

0417059924

**\$900,000**

Living close to amenities but out of town amongst the green pastures is a dream to many... and yet here it is. Lower Barrington is a small farming community with many locals who have spent their whole lives in the area and is well known for great soil and friendly locals. This lovely home on approx. 4.5 acres is built with family, entertaining and easy living in mind and with an opportunity to own some of the most amazing sheds I have ever seen, what's not to love about this property...About the house... Built in 1964, this home has had a complete transformation and renovation into the comfortable and homely house it is today. The highlight of the home is the Northerly facing living area which has a large lounge heated with a central wood heater, a near new kitchen with all the bells & whistles including a very spacious pantry and a fabulous dining room or rumpus room. This room opens up through sliding doors onto a very impressive wrap around undercover deck. This area is partly enclosed with sliding windows which make this area suitable for all year living, and it really does feel like a very impressive extension of this lovely home. There are 3 spacious bedrooms all with great built-in robes and a very neat and tidy main bathroom with plenty of storage. A small office space is the perfect work from home spot and the laundry and separate toilet complete this lovely home. About the gardens... Impeccably neat and designed to be low maintenance these beautiful gardens are situated around the fully fenced 'home block'. There is a front timber patio that catches the later sun and is the perfect spot for your afternoon coffee break, neat garden beds with box hedges and graveled walkways around the yard. This area is very well fenced and gated so perfect for younger children and your pets, and the cubby house and swings will be a favorite spot for the little people. About the sheds... The owner said let there be the biggest and best sheds you have ever seen, and then there was... the biggest and best sheds you have ever seen. Shed 1 - the main shed (closest to the house) was recently built and is approx. 10m x 12m. There are two high roller doors (one higher than the other), this shed is fully powered. Shed 2 - this is the older shed attached to shed 1 and has a 5kw solar system with 21 panels that capture the Northerly sunshine. There is plenty of room for your tractor and other farming implements. Attached to this is a large carport and of course a home for the chickens with a good sized chicken coop. Shed 3 - this fully powered shed is approx. 9m x 9m and has been used as a workshop area. There is a standard roller door plus pedestrian door access. This shed is fitted out with benches, a wood heater and a sink. Off the rear of the shed is a storage area perfect for motor bikes etc. Above this shed is a fully kitted out man cave/pool room, perfect for parties and get togethers. Shed 4 - this is an older shed that is suitable for a horse stable and tractors etc. Shed 5 - this is the studio and with a bit of TLC this could be perfect for 'Farm Stays' or an opportunity for a rental income. (STCA). Shed 6 - this is a great sized woodshed behind the garage. Shed 7 - The garage has been converted to a gym room but by removing the nonstructural wall it can go back to an end to end drive-in garage. As you can see from the drone photos this area is very well set out so if you have larger trucks there is plenty of turning room and the area is very neat, tidy and accessible. About the land... Beautiful flat land that is perfect for a couple of horse, sheep or cattle and an opportunity for a large market garden, or perhaps you just want space and privacy around you... this home has plenty of that. The property has excellent new fencing and is in outstanding condition, inspection will not disappoint. The location is brilliant, with Sheffield just 10 minutes away and Latrobe or Devonport about 20 minute drive. There is also school bus pick up out the front. To learn more about this property please call the listing agent Wendy Squibb or come along to one of our upcoming open homes, we will be delighted to show you around this once in a lifetime property. Disclaimer: While Harcourts Ulverstone & Penguin has taken every care to verify the accuracy of the details in this advertisement, we cannot guarantee its correctness. Prospective buyers need to take such action as is necessary, to satisfy themselves of any pertinent matters.