

**1160 Castlerock Road, Castle Rock, NSW 2333**



**Acreage For Sale**

Thursday, 6 June 2024

1160 Castlerock Road, Castle Rock, NSW 2333

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 49 m2**

**Type: Acreage**



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## Contact Agent

This lovely four-bed home set in 123.23 acres (49.89 hectares) of pristine bushland (with 55 acres suitable for grazing) could be your family's ultimate escape from the rat race of city life, the culmination of your farming dreams, or could eventually be your self-sustainable off-grid living option. In the midst of glorious views and your own slice of paradise, the homestead welcomes you in to enjoy the light-flooded grand room, an open-plan family/ lounge/ dining area that stretches the whole width of the home. The wood panelling and wood combustion fire place add warmth and ambience and the split-system air conditioner ensures the perfect year-round temperature. The sunlight floods through the bay of windows which lead to the covered entertaining deck beyond, and bring the natural panorama of the gum trees into the living space. There is also a second rumpus room for kids to play in which would make the perfect teenage retreat. The covered deck, with its dedicated barbecue area and fish pond, adjoins the covered pool which is the perfect spot for family fun, parties and celebrations. Imagine the number of people who could gather here at Christmas, all with space to spare... The stunning country kitchen enjoys a free-standing 900mm stove with gas cooktop, extensive storage and preparation space, a dishwasher, rangehood, fan, large walk-in pantry, and space for the largest fridge-freezer. The parents retreat offers room to relax, a fan, an ensuite with free-standing claw-foot bath, a walk-in wardrobe, private access to the covered front balcony with absolutely stunning views, and access to the pool area. The other three bedrooms all have fans, built-in wardrobes, and are well served by the family bathroom and separate wc. The second rumpus area, complete with fan and air conditioning, is ideal for a children's retreat and play space, set as it is adjoining the additional bedrooms. As the family grows, this would make the perfect teenage retreat. Outside, you'll love the farm facilities. The huge 4-bay garage is complemented by the 4-bay carport at the front and 2-bay carport at the rear. For those with foresight, there is also a near-completed granny flat adjoining this building, which includes a coolroom. The stables (for two horses) include a convenient store room. There is, in addition, a large chook pen, and the 98 Toyota Hilux ute is also included. The yard surrounding the house is fenced, which would give you peace of mind. There are approximately 55 acres of suitable grazing land: the fenced area is approximately 4.88 acres, the middle, fenced yard is approximately 11 acres (between the entrance to the land and the house yard), and there's approximately 40 acres on the top of the bluff. The property has great fencing, and natural fencing is provided by the mountains and cliff face. You will love where the two springs start and the creek flows down through a small parcel of temperate forest of ferns and several deep crystal clear cold spring water holes which run through the house yard and middle/front paddocks and the other spring starts on top of the mountain. What a glorious domain for you to explore and enjoy! For those who enjoy their creature comforts along with the breathable air of the countryside, this secluded haven is your ideal slice of paradise with an abundance of wildlife and bird life the property offers something for everyone from horse riding, bush walking and sometimes hunting opportunities arise. The homestead and outbuildings allow you to be as self-sufficient as you wish. The water infrastructure includes 1 small stock water dam, 2 Rain water tanks totalling approx 54,000 litres. The house yard is also serviced from heavy duty Poly pipe which is gravity fed from the spring creek boasting excellent water pressure, and there is a 4.2kw solar system with 18 solar panels to the house, and, of course, satellite internet and home phone landline is also available. Although it is a world away from worry, this wonderful lifestyle is only 25 minutes' drive from flourishing Muswellbrook, with its medical and educational facilities and great shopping, eateries and entertainment. Howards school bus service, collects and drops off on Castlerock road. This is only a short drive from Spring Creek Row, where your new home is located. This country escape will appeal to locals who want to move away from encroaching suburbia, but it will also appeal to those from further away seeking the solace of a country retreat. Such properties are rarely on the market, and will move much faster than you would think. So make sure you book in to see it today, before some other lucky family fulfil their own dreams.

Lifestyle tree-change farm block- Four-bedroom home with two bathrooms- Huge open plan lounge, dining and family room- 55 acres of grazing land on over 123 acres- Outdoor entertaining and decking front and back- Fish pond and undercover pool beside entertainment deck- Country kitchen with large pantry- Master with ensuite and walk-in wardrobe- Three more double bedrooms with biws- Study/ rumpus area perfect for a teenage retreat- 4 bay garage and 6-car carport- Near-completed granny flat- Stables, chook pen

Disclaimer: All information contained herein is obtained from property owners or third-party sources which we believe are reliable. We have no reason to doubt its accuracy, however we cannot guarantee it. All interested person/s should rely on their own enquiries.