

12 Church Street, Ross, Tas 7209



Sold House

Monday, 14 August 2023

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Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 784 m2

Type: House



Chelsea Briggs
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\$530,000

This is a rare opportunity to procure a well-known landmark on the famous leafy Church Street in the historic Tasmanian Midlands village of Ross. 12 Church Street has a significant place in the history of the village. Once the home of the local blacksmith, this 1927-period property currently operating as a successful bed and breakfast since 2003. Offered furnished (minus personal effects), 12 Church Street is within walking distance of famous eateries and the historical 1836 sandstone bridge, making this Midlands village world famous. Set upon a secure 784 sqm parcel of land, 12 Church Street offers the following:

- Two tastefully furnished queen ensuite bedrooms (Music Room and Miss Annie's Room) look out onto the English Elms on the main street and the wood-fired bakery opposite.
- At the rear of the building is "The Retreat", with a private bathroom. It has two bedrooms and a private external entrance. The Retreat could remain as accommodation or be used as a manager's residence.
- North facing timber-lined sunroom is currently the B and B breakfast room. French doors lead out to the rear garden and undercover patio space, ideal for relaxing with a morning cuppa enjoying the songbirds in the garden. This building could also be developed as a day business, such as a coffee shop, eatery or retail space (STCA).
- Formal lounge room; ideal for quiet time with a book.
- Office/reception room with its own entrance can maintain its current use or convert into a utility room.
- Kitchen with the original separate old-style pantry room.
- Washroom/laundry with separate access into the rear yard.
- Heating from a series of electric wall heaters positioned throughout the property.
- There are five open fireplaces throughout the building, all in excellent condition but not in use.
- Period features have been meticulously maintained throughout the property, including the original stained glass front door and sidelight. The hallway features the original picture rails and art Deco entrance.
- NBN connection.
- Connected to all town services.
- Floor plan: 116.0 square meters (12.48 squares). The old English garden upon the flat parcel of land is well-established, offering a lovely collection of trees and plants to sit and admire. Off-street parking at the side and rear of the property (via an all-weather gravel driveway), a lock-up single-car garage shed, and a garden shed offer storage options. Located at the northern end of the Church Street precinct of Ross, good neighbours surround 12 Church Street within a supportive local community. Steeped in a history of convict past, Ross attracts tourists and locals keen to explore the historical sandstone architecture of the Ross Bridge, Man 'O' Ross Hotel and surrounding buildings. Many visitors and locals walk along the banks of the Macquarie River, take in the clear country air, or cast a line to catch some trout. Ross has a collection of artisan stores that supports the general store/services station and post office. Ross is only a short ten-minute drive South of Campbell Town (11km) or a leisurely 50-minute drive from Launceston and one hour and 20 minutes to Hobart, and bus services stop in the township daily. You can be at the East Coast beaches in a short one-hour drive. This period property offers plenty of opportunity to maintain its current use as a successful Bed and Breakfast or convert it into a comfortable home. The Facts: Year Build: 1927 Property Size: Dwelling: 116.0 square metres Roof Material: Galvanised Iron Wall Material: Weatherboard Title Reference: 124167/1 Connected town water and sewerage. Council Rates: \$TBA per year: Northern Midlands Council. Water Rates: \$TBA: TasWater. Land Size: 0.0784 ha (0.193 acres) approx. Zoning: General Residential. Council: Northern Midlands Council.