

12 Smith Street, Daylesford, Vic 3460



Sold House

Friday, 29 September 2023

12 Smith Street, Daylesford, Vic 3460

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 1001 m2

Type: House

\$850,000

The original period home from approx. 1860 is full of period features and endless possibilities. Set on approx. 1001sqm the garden is exactly what you would expect on a property of this era with blossoms, ornamentals and fruit trees, silver birch, dogwoods, camellia hedging, clematis climbers, spring blooms of daffodils and snow drops. Step up to the front door under the classic bull nose verandah and into a long entrance hall giving way to the main living room with open fire-place for those cosy nights and a reverse cycle split system for some extra heat or a little cooling on those balmy summer evenings. The hallway also gives way to two bedrooms, one with working fire place and the other with sweet French doors to the kitchen/meals area. These zones have woollen carpets, new in 2021 after the old part of the cottage was restumped. The kitchen and meals area has a wonderful wood fire place in keeping with cottage life but don't worry about the warmth as the house has gas hydronic heating throughout. The galley style kitchen has a 75cm oven and 60 cm gas cook top, double sink and D/W. The meals area for 4-6 is quaint in front of the fire and there is a storage room off this space for extra kitchen provisions. The bathroom is a good size with linen press, shower over the bath, toilet and pedestal vanity. A walk-in robe and combined study lead into another bedroom, currently used as the main bedroom. Wall and ceiling panelling abounds through the property. A separate laundry with shelving and a large sink are at the back entrance of the house with a patio area covered with laser light. The light in the back garden in the afternoon is magical and there is plenty of room to sit or create a large entertaining area. The back garden is also home to a two level studio space converted in approx. 1992 to include a bedroom with double BIRs, bathroom with shower and toilet, serviceable kitchenette all with its own hydronic heating and an upstairs sitting room with wonderful views. You will find a carport, a concrete slab shed-big enough to be a garage, 5 small water tanks for the garden, a wood shed and potting shed. You can stroll to Cliffys café or Beppes restaurant, buy flowers from Wombat Flowers and garden plantings from Wombat Forest or wander down the road to the town centre for everything Daylesford. Close to the schools and hospital this property is perfect as a full-time residence with guest/ family/teenager accommodation to the rear. Well-loved but time for a new beginning! Features:Weatherboard cottage- original section circa 1860's- restumped 2021Long entrance hallwayLiving with open fire place and reverse cycle split system3 bedrooms, one with fire place, one with sweet French doors to meals/kitchen area, one with walk-in also serving as a study.Central bathroom with shower over the bath, toilet and pedestal basin, double linen pressGalley style kitchen with 75cm oven and 60 cm gas cook top, DWDining for 4-6 with open fire place and storage room for extra kitchen provisionsWall and ceiling panelling throughoutGas Hydronic heating throughoutSeparate laundry with storage and large sink to rear of houseUndercover rear patioStudio/bungalow with 1 bedroom, 1 bathroom, kitchenette and upstairs living with views and its own hydronic heating. Converted 1992.5 water tanks for gardenWood shedPotting shedCarportLarge shed with concrete slab, large enough to be a garage or workshopEstablished garden with a long list of ornamentals, fruit Trees, shrubs and spring blooms.New carpet in 2021 post stumping work in original cottage, cork flooring elsewhereInternally painted 2018Externally painted 2019Studio/bungalow cedar woodEnter off Hospital Street but has double gates from Smith Street and large enough space for a caravan or extra parking.