

1221 & 1223 Greenhill Road, Uraidla, SA 5142

Adelaide Hills

House For Sale

Thursday, 18 January 2024

1221 & 1223 Greenhill Road, Uraidla, SA 5142

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 5586 m2

Type: House



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EOI - \$1,700,000

Welcome to Rosewood Manor, a grand Tudor-style home with endless possibilities. It lends itself to the incredible lifestyle that this unique home provides to those that reside within its walls. Owner built in 1946, with just 3 owners, it is the epitome of country style living. The interior, a haven for spacious family living is beautifully maintained with a focus on preserving the character and country charm of the original residence. An expansive hallway and lofty ceilings greet you as soon as you step inside. The spacious master has a walk-in robe with the potential for an ensuite, a corner window provides an aspect out to the lush English style gardens. Bedroom 2 is even larger than the master, whilst bedroom 3 has those picture book views that have to be seen to be believed. Make your way into the grand living room, a space to accommodate one and all, warmed by a slow combustion fire with a heat shifter providing cosy warmth to all rooms upstairs. Evaporative air conditioning is ducted to the upper level. Attached to the living room is a study that has views of the chicken coop and cubby house - let the kids entertain themselves right in front of your workspace, it's the ideal work-from-home scenario. You'll then find yourself in the large country kitchen and dining area and there wouldn't be many kitchens with views like this one. It has an incredible perspective over the creek and lake with no neighbours in sight. There is a vanity room and bathroom with a separate toilet that is perfectly configured for family life. The mudroom is practical for entry and leaving your shoes or bags with ramp access for ease. This home has many secrets and surprises, one being the lower level of the home. Downstairs has "the great room" with a fireplace, wet bar and love seat with double French doors opening to the garden. There is also a gorgeous sunroom and a convenient separate toilet. This lower floor could be utilised for dual living for your extended family with an optional 4th bedroom or utilise as a gymnasium or office. The thick walls downstairs provide a naturally temperature controlled space perfect for the wine connoisseur with ample room for a large wine cellar. With a large veranda for gatherings or enjoy your private oasis on your very own, this home and its personality will draw you in and make you fall in love with it. Wander outside and you'll find yourself completely enchanted by the garden that has been so lovingly created and cared for with large lawned areas, roses, jasmine and azaleas to name a few of the many species that call "Rosewood Manor" home. Beside the waterlily filled lake is a gazebo where you can watch the fish whilst having a coffee or stroll to the wisteria arbour that adds to the country elegance of the residence along with a winter creek. There is a vegetable and berry garden with plenty of spare room to plant your orchard. Watered by your own bore with a sprinkler system you will be able to grow anything you want. Now, we mentioned that this home has many secrets and surprises. Shielding the home from the road, creating an incredibly private residence for "Rosewood Manor" is a historic church on two titles. Established in 1896 with a rear Sunday School area added in 1924, the church has a functional kitchen and powder room. The church itself is ready and waiting for a revival and with stunning timber ceilings and stone block walling, it can be transformed into something truly special. The kind of opportunity that presents here is once in a blue moon. Picture yourself living here with your extended family or maybe a business pursuit or utilising part of the property to facilitate magnificent garden weddings, with Airbnb accommodation. So many possibilities and opportunities abound STCC. Let your imagination run wild - Rosewood Manor will oblige...Further Features;"Rosewood Manor"Years in property 30Owners 3Built 1946Public transport Bus stop at front of propertyHeating and cooling Slow combustion heater in lounge, with heat shifter from lounge to all rooms, top floorGas heater in kitchenBrass hood open fire on ground levelEvaporative ducted cooling to all rooms on upper levelCeiling heights 2.85 (9'4") to upper levelRoof Galvanised iron with heat reflective paintInsulation BattsHot Water system Solar hot water with backup J tariff heating Internet Connected to church NBN, network cabling to most roomsRainwater tanks Rainwater 22,000 litre to house with pressure pump and filtration systemBore water storage 2 x 10,000 litre to gardensPlumbing Switchable rainwater / bore water to houseSeptic System EnvirocycleIrrigation Automatic 3 zone garden watering system from boreBore Hi flow with 3 phase immersible pump, depth 40m on poly pipeShedding 7 x 5.5m & 7 x 6m 2 garaging, chicken coop, cubby houseEnvironment No pets, non-smoking homeChurch;Owners 2Built Main area 1896 and rear Sunday School 1924Zoned Contiguous land with outbuildings (lower rates and nil land tax)Public transport Bus stop at front of propertyHeating and cooling Slow combustion fireplace in rearCeiling heights Main 4.8m and rear Sunday school 3.5mRoof Galvanised ironPainted local Sandstone (with only 2 layers of paint)Insulation Batts 2009Electrical Re-wired and Cbus switching 2012 Hot Water system Under-sink electrical to kitchenRainwater tank 5000 litreHolding tank 3000 litreInternet NBN VDSL 100 mbps download 40 uploadUpgrades Bathroom extension approx 2003New guttering and barge boards 2022Renovated side porch 2022Original glass light pendants x 4, for main area are on-siteOriginal cross on roof was removed and is on-site