

131 Sculthorpes Road, Nicholls Rivulet, Tas 7112



House For Sale

Wednesday, 24 April 2024

131 Sculthorpes Road, Nicholls Rivulet, Tas 7112

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 10 m2

Type: House



Nick Bond
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Haylee Abbott
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Best Offer Over \$795,000

Consciously designed to capture the beautiful aspect on the perfect parcel of land is this passive solar, energy efficient off grid home. Positioned in an elevated location overlooking scenic vistas of the Huon Valley and out to the snow capped South West World Heritage area and just 10 minutes to the popular township of Cygnet. Offering a northerly orientation, the home is positioned with grand double glazed windows that capture all day winter sun. The home stores the heat in the thermal mass of the insulated slab and central internal rendered besser block wall, creating a sustained release of the warmth captured throughout the day. Featuring pvc double glazed windows and doors, extra insulation, hydronic piping through the slab and a central wood fire located beside the core filled wall to maximise the thermal mass heat distribution. A burnished concrete slab finish on the floors. Tasmanian oak benches and high end carpentry on display throughout. A large kitchen with sweeping views and a built in study that is perfect for working from home if you can take your eyes off those views for long enough to concentrate, and so much more. Situated on a perfectly undulating 26 acres comprising mostly rolling pastures, some forest and dotted tall native gum trees. Fenced paddocks with vermin proof fencing surrounding the house yard and central paddocks. Featuring an elevation of 170m above sea level - which places it well above the fog line - with an approximate annual rainfall of 900mm. 3 dams offer an ample supply of water and there is a small winter creek that crosses the north eastern corner of the property. With your own water and wood supply and plenty of fertile agricultural land this property offers all of the ingredients for a self sustainable lifestyle. The established front yard and fenced fruit and veggie area both feature cleverly designed possum proof wire and provides the infrastructure for you to grow your own food and live from the land in a rare opportunity to be completely off grid and create a perfect sustainable lifestyle. The property has gas hot water and cooking and features LED lighting throughout, powered by a small off grid system currently, an upgrade to which would complete the property. Hydronic pipes run through the floor and are ready to be fitted off to your choice of additional heating options, should they be desired. A dedicated 3000L food grade stainless steel drinking water tank is installed and plumbed to the filter tap in the kitchen, ready to be connected. This is in addition to the 40,000L capacity gravity fed tank water supply already connected to the dwelling. The barn sits atop the property and is on a large level plateau where there is plenty of room to construct a large workshop. The existing barn is not council approved and can be removed by the current owners prior to settlement as required by the purchaser. The private location near the end of the road and the stunning views on offer provide you mind wanderers the ideal space to dream up other potential uses like holiday cabins. Farm stay accommodation. Wellness retreats and much more. Located up the road from the popular Peregrine school, and both Cygnet and Snug schools are around a 10 and 15 minute drive away. Hobart is around 40 minutes from the home, commuting through the beautiful Huon Valley and D'Entrecasteaux Channel - both a delight; and you won't find a traffic light until you hit the CBD on your way. Cygnet offers popular cafes, a vibrant artistic community and a large sheltered waterway to explore, whether you enjoy sailing, kayaking, fishing or more. If you are considering building and understand the cost of design and construction of this kind of home, purchasing 131 Sculthorpes Road while available is not only a unique opportunity but could also be a significant cost saving over comparable properties or building your own. Rates \$2,000 approx pa