

138 Dog Trap Creek Road, East Gresford, NSW 2311

Pamela Munson
COUNTRY ESTATES, FARMS & ACREAGES

Sold Acreage

Sunday, 20 August 2023

138 Dog Trap Creek Road, East Gresford, NSW 2311

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 5 m2

Type: Acreage



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Contact agent

Secluded down a quiet gravel road in picturesque countryside, Yelverton has that special magic that is so hard to find in a country property. Loved and nurtured, returning the care given by the owners by providing the ultimate country experience of a spectacular garden, coupled with the perfect venue for entertaining friends and family. 12.3 acres of pasture country rising up from the front boundary to the House gardens and onto undulating paddocks with spectacular views to the surrounding sheltering hills. Easily maintained by the garden enthusiast, with local help available if needed, Yelverton's gardens are exceptionally beautiful. A delightful mix of evergreen and deciduous trees provide vibrant Autumn and Winter color and Winter Sun and a shady backdrop in Summer. Manchurian pear trees border the entry driveway. In Autumn the vibrant colors provide an exhilarating entry. In Spring the entry is awash with white blossoms, truly a spectacular sight. Also featuring hedgerows of Roses, Murraya, Box, and Verbernum. Wisteria arbor, swathes of Agapanthus beneath the Jacarandas, Crepe Myrtle walk to the Lily Pond and Dam. Under plantings include seasonal bulbs and forget me nots. Native Spotted Gum trees and Ironbark's shade the paddocks. "The combined heady perfume from the hedge of Gardenias and roses that tumble from the gardens bordering the rear courtyard, was simply divine on a lovely sunny morning, and this Agent was in Heaven!!" Productive fruiting orchard trees include lemons, limes, oranges, cumquats, and Fig tree. Herb and Vegetable Gardens provide an endless bounty and inspiration for the Country Cook. So many choices of where to sit and relax in the gardens, beside the lily pond or dams, or amongst the rose gardens and hedgerows, or picnic alongside the jonquils and Crocus bulbs beneath the trees. Sit under the Chinese Elm trees looking out over the Valley to the distant hills, watching the sunrises, and sunsets, romantic moonlit night skies and starry nights beside the bonfire. Childhood dreams are fulfilled here, with room to run and play, camp out with friends. Ride the horse up the paddock or along the quiet country road. The Home: is equally welcoming. With 5 bedrooms and 3 bathrooms over 2 separate wings of the House, stunning formal Lounge and Dining room with slow combustion fire, and picture windows looking out over the gardens. Kitchen: The ultimate country cooks large Kitchen with a French Kitchen vibe, with stainless steel appliances, 2 ovens large pantry storage, dishwasher, and an expanse of stainless steel benchtops, and soft close drawers and cupboards. Equipped to cook for large gatherings of family and friends. The gardens supply fresh herbs and vegetables and fruit to provide inspiration to the creative cook. The Kitchen leads to the screened entertainment room, the perfect long lunch venue with room to seat large numbers of guests and perhaps use as a dance floor. Yelverton was made for country entertainment. Other features: Ducted reverse cycle air conditioning throughout the Home. Large shedding includes separate Home Office with internet connection and split system air conditioner. Separate shed with Garden workshop, storage area and Parking. Extra-large Carport at the side of the House provides more parking, storage and functions as an undercover all weather children's play area. Water: 2 large dams provide garden and stock water in an area of high average rainfall, of approx. 40 inches per annum. All garden beds are irrigated from the Dams. Large drinking water tanks provide water to the Home. Services: Telstra phone line, wi-fi Internet and mobile, and mains power are connected. 42 Solar cells provide alternative/ additional power, back to the grid. Garbage collection from front gate weekly, 8mins to local shops, schools, and facilities at East Gresford, 30 mins to Dungog, 25 mins to historic Paterson. 1 hour to Pokolbin Vineyards, Restaurants, Golf Clubs and Resorts. 2 1/2 hours Sydney. Living at Yelverton captures the dreams of an idyllic country lifestyle and is a rare and special living experience. Inspection by prior appointment. phone Pamela 0427 207542 Disclaimer: Whilst all care has been taken preparing this advertisement/ property details, for 138 Dog Trap Creek Road, East Gresford and the information contained therein has been obtained from sources, we believe to be reliable, Pamela Munson Trading as Pamela Munson Country Estates does not warrant, represent, or guarantee the accuracy, adequacy, or completeness of the information. Pamela Munson trading as Pamela Munson Country Estates accepts no liability for any loss or damage (whether caused by negligence or not) resulting from reliance on this information, and potential purchasers should make their own investigations before purchasing.