

# 15 Feltons Lane, Hampden Hall, NSW 2440

## Sold Acreage

Wednesday, 31 January 2024

15 Feltons Lane, Hampden Hall, NSW 2440

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 13 m2**

**Type: Acreage**



Jenny Magill  
0490403051

## Contact agent

Discover the unparalleled opportunity to turn your equine dreams into a thriving business with Macleay Valley Equestrian Centre. This 33 acre property not only offers a stunning residence but also opens up endless possibilities for equine enthusiasts to continue or expand a flourishing equine business. The meticulously maintained facilities and picturesque landscapes create a serene atmosphere, providing a stunning backdrop for any equine-related venture. Explore the potential to offer a variety of equine services with top-notch facilities such as full-size indoor and outdoor arenas and a 5 acre cross-country course with 40+ efforts which comply to competition standards. Endless opportunities to run equine training events such as Dressage, Showjumping or Cross Country. There are commercial viability options to offer hiring of the indoor arena and Cross-Country Course, as well as agistment with 14 horse paddocks available. The solid weatherboard home, renovated to perfection, features three spacious bedrooms and a 4th smaller bedroom or study. Spectacular views from every window, an elevated position, and a convenient location make it an attractive residence for those blending lifestyle with business.

**Main House:-** Reverse cycle air conditioners x 3 (2 bedrooms and living)- Renovated kitchen with a walk-in pantry, dishwasher and electric cooktop and oven, plenty of cupboard space- Freestanding bath on the outdoor verandah with outdoor blinds for relaxation- Timber floors under current floor coverings, main bedroom has the timber exposed ready to be polished.- Renovated bathroom with neutral white tones- Laundry and additional bathroom downstairs with external access

**Equine Information:-** All weather Olympic Dressage Sand Arena (60m x 20m) fully lit, eaves height at 5.4m (also suitable for indoor showjumping) timber/rubber kick board is 1.8m height.- 5 acre Cross Country Training Course built in 2021, safety has been paramount in design and solid construction and endorsed by an eventing level 2 specialist.- 6m x 5m water jump complex (25cm deep) with viewing seating area, cascading waterfall, power and fountain UV filter and water pump, tropical plants.- Multiple stables with lights, club house, tack area, 6 x day yards, float/car parking, feed shed (built 2022), 10 x diamond mesh foal safe horse fencing paddocks, 3 x large spelling paddocks with electric offset- 2 x bank jumps step up (3 heights) lined with pine trees- 3 x ditch jumps, 60cm, 80cm and 1m Trakehner- Natural timber Logs- Over 40 efforts

**PROPERTY FEATURES:** - Automatic gates & impressive 1.8m 3 rail morticed timber fence, multiple gates to access agistment areas - Tree lined circular driveway sweeps around the house to a carpark area- Town water, 2 x 20,000 rainwater tanks which overflows to water jump complex, and Pola Creek access- Pasture improved soil, well drained - Large semi open shed for Truck/float parking, truck/float area for day equestrian visitors- Landscaped specimen trees including ornamental pear trees, shade trees, tropical plants by the waterfall and hedges- 100 year old hardwood cottage, partly restored with a new roof, new floors and a new verandah that runs the length of the cottage. Ready for the new owner to complete.- The old barn was once a dairy until the 1950's.- Excellent horse fencing, storage sheds, feed sheds, and an old barn and machinery shed with power- Cattle crush and yards- Alluvial well drained soil- Landscaped around house and Cross Country Course with tastefully designed hedges and specimen trees.- Quiet cul de sac position with only one other neighbour.- NBN internet- Dog run and shelter/shed- Orchard with a variety of stone fruits, tropical, citrus and bananas

With a strategic location for business growth, the property is close to town and offers easy highway access (only 10 minutes off highway).- 2 minute drive to town centre with major supermarkets/banking, clubs, restaurants, cafes and post office- Local Equine Veterinarians and Equine Reproductions Specialist approx. 5 min drive - 15 minute drive to Crescent Head, Beaches, Rainforests and fishing. - 30 minute commute to Port Macquarie Airport, 40 minutes to Port Macquarie CBD & Showjumping club- 440km to Sydney International Equestrian Centre

**Property Details:** Council: \$2700 p/a approx. Land Size: 13.26ha (approx. 33 acres) Rental Potential: \$650 per week

Expression of interest campaign closing 4 pm 29th February 2024. The vendor has the right to accept offers prior to the end of the EOI without notice. Don't miss the chance to transform this property into a hub for equine excellence. Contact Jenny Magill on 0490 403 051 today to arrange a private viewing and make this extraordinary property yours.

**Disclaimer:** The information provided is based on data from the vendor and agents. Accuracy cannot be guaranteed, and prospective purchasers are advised to make their own enquiries.