

# 15 High Street, Ross, Tas 7209



## House For Sale

Tuesday, 23 January 2024

15 High Street, Ross, Tas 7209

**Bedrooms: 1**

**Bathrooms: 1**

**Area: 1568 m2**

**Type: House**



Nick Hay

0363108320

## Price Guide of \$435,000

Inviting all formal offers to be presented to the listing agent by 12pm on Wednesday 14th February 2024. The vendors reserve the right to accept an offer prior to the closing date. Indulge in the rich colonial history of this enchanting property, the old Wesleyan Methodist Sunday School (C1854), in the historical Tasmanian Midlands village of Ross. Meticulously restored by its current owners, this heritage-listed gem seamlessly weaves historical authenticity into modern comfort and is an exceptional opportunity to embrace a piece of the past. A welcoming gravel drive bordered by established English box hedges guides you to the property's entrance, where a travertine front landing and wrap-around patio offer the perfect spot for your morning coffee. A dedicated mudroom provides the ideal transitional space between the outdoors and the house's main living room. The hand laid brick flooring is as beautiful as it is practical and offers timeless charm and durability. The open plan kitchen/living room features impressive 3.6m high ceilings and Georgian-inspired timber paneling. The kitchen with its locally sourced timber cabinetry although simple in its design, has everything any cooking lover requires, has quality cooking appliances and a gorgeous garden view. This unique residence boasts a generously sized bedroom with bespoke floor-to-ceiling wardrobes and elegant William Morris wallpaper, making it a calming retreat. The well-designed bathroom showcases charming period fixtures, whilst a discreet, hidden door in the bedroom leads to a separate compact European laundry. Situated on a sprawling 1568m<sup>2</sup> block, the property beckons outdoor enthusiasts, gardeners, or those dreaming of future expansions (STCA). A giant Elm tree stands proudly in the garden providing glorious shade during the height of the summer and as the leaves fall from branches like amber confetti in Autumn the sun is welcomed to warm the surrounds. A custom designed Colourbond shed, complete with blackwood deck and built-in wood storage, means there's plenty of space for all your needs. Enjoy your securely fenced fully planted out raised vegetable pods + composting beds and maybe even a chook or two for the existing chicken coop. Within walking distance of the famous landmarks of Ross such as historical Man 'O' Ross Hotel, Ross Bridge or collection of Georgian stone buildings along Church Street. Tourists and locals alike experience a walk along the Macquarie River or enjoy the famous Scallop Pie or Vanilla slice from the iconic bakery's in the village. Ross is a 7-minute drive north to Campbell Town and is a leisurely 50 minute drive to Launceston. The public transport services between Launceston and Hobart pass through Ross daily. Ideal for those in search of a distinctive home or boutique accommodation investment opportunity, this captivating property extends an invitation to own a piece of Tasmania's colonial history. Facts: Wall Material: Triple Brick. Roof Material: Colorbond™ Land Size: 0.1568 Ha (0.39 acres) approximately. Building Size: 68m<sup>2</sup> Council Rates: \$313 per quarter. Water and Sewer Connected. Rental Estimate: \$TBA per week. If you are unable to view the property, we offer virtual inspections. At this time, if there is anything that we can do to assist with making your buying experience easier, please let us know. Howell Property Group has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee its validity. Prospective clients are advised to carry out their own investigations.