

157 Porteous Road, Mylor, SA 5153

Adelaide Hills

House For Sale

Wednesday, 22 November 2023

157 Porteous Road, Mylor, SA 5153

Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 5 m2

Type: House



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Best Offer By 12th December at 12noon (USP)

Best Offer By Tuesday 12th December at 12noon (Unless Sold Prior) Peacefully tucked away on a quiet road just minutes from the quaint township of Mylor, this idyllic 14 acre allotment is sure to impress! With storybook charm thanks to the C.1920 stone home, an array of quality horse facilities, large shedding and a quality bore. Whether you're a horse enthusiast or just seeking a quiet retreat away from the hustle and bustle of city life, this is the perfect escape, just 17 minutes from the Tollgate. From the moment you arrive, the gorgeous 4 bedroom, 2 bathroom stone cottage feels warm and welcoming, and will pull on your heart strings. Featuring high ceilings and ornate details, yet with all the creature comforts like ducted reverse cycle air conditioning, multiple fireplaces throughout and underfloor heating in the front sunroom and one of the bathrooms, adding a touch of luxury. The country-style eat in kitchen features an impressive 900mm Falcon oven/stove and French doors, overlooking the glorious country setting. The master bedroom is a retreat in itself, with a French door leading out to the garden, block out blinds, a spacious walk-in robe, and ensuite, complete with heated towel rails. The home also offers an additional 3 bedrooms, family bathroom, spacious living room and a light-drenched sunroom, a place that truly feels like home. Outside is just as magical.. With a fully fenced area adjacent to the home featuring cottage gardens with plenty of shade, making it the perfect setting for kids or pets to roam, play and enjoy. You also have a BBQ area where you can entertain friends and family, with that glorious view that you'll never get tired of. The property also has an expansive 5 bay shed with roller doors, power and concrete flooring and lockable storage room. Car lover or caravan owner, there is space for you to store it! There is also a separate recreation room, which is fully lined and is home to the laundry. Whether you utilise this space as an additional living area, teenage retreat or home office, the choice is yours! If you're an equestrian lover, you'll be pleased with the facilities available. The stables feature two bays with separate entrances, automatic drinking troughs, rubber flooring, a hot and cold wash bay, and ample storage for tack and equipment. There are five fully fenced paddocks plus an equicentral homeyard system, all with automatic watering troughs, three of which are equipped with irrigation systems, and one featuring a shelter. You also have a competition-fenced sand jumping arena, and a large round yard with high fencing and a grass arena provide ample space for training and riding. The property benefits from a high quality bore with water licence that yields crystal-clear water at approximately 80ppm, filtered through natural sandstone. This water services the entire property, including the house and effective irrigation system keeping those cottage gardens lush and vibrant. Further modern conveniences including two instant gas hot water systems, three-phase power, and a 5kW (approx.) solar system, connected to the grid of the stable block, for energy efficiency. Located just 10 minutes from Stirling and Hahndorf, and a speedy 17 minute commute to the Tollgate; this is the magical hills hideaway and everything you could have dreamed of. Offering an idyllic sanctuary for those seeking a harmonious blend of rural charm and modern amenities, with the bonus of exceptional horse facilities. Enjoy the private and peaceful lifestyle that so many dream of, far-reaching views to the east, a property filled with warmth and character, the list could go on.. Sit back, relax and enjoy this charming lifestyle property. More to love: Approx. 14 acres / 5.62 hectares C.1920 stone home Bore with approx. 80ppm - filtered through sandstone, feeds whole property Water licence for irrigation 100,000L approx. concrete holding tank, fed by bore Rainwater tanks - can be connected to house. Currently stored for fire water Irrigation sprinkler system for gardens and paddocks 2 x instant gas hot water systems 3 phase power 5kW (approx.), 20 panel solar system linked to the grid of the stable block Ducted reverse cycle air conditioning Underfloor heating in bathroom and front sunroom Several fireplaces throughout Country style kitchen with quality Falcon oven/stove 4 bedrooms Living room Sunroom Master bedroom with French door to garden, block out blinds, walk in robe and ensuite - inc. heated towel rails Family bathroom with double basin, shower bath, underfloor heating and heated towel rails Quiet and peaceful location Far reaching views to the east Fencing by the house that is dog proof Fire irrigation system throughout whole property Fire pit and BBQ area Original stone dairy, currently utilised as storage and wood shed 2 x wood lots Starlink internet Recreation room - fully lined (cool room insulation), split system air conditioner, electricity and TV antenna, large laundry area Large 5 bay shed with roller doors with power and concrete floor, plus additional storage room Horse facilities: Carport for horse floats Grass arena, irrigated Competition fenced sand jumping arena with separate entrance from the road, great shade in morning and afternoon Large round yard with high fencing great for training horses Stables - 2 bays with separate entrances, automatic drinking troughs, rubber flooring, hot and cold wash bay, 6 saddle racks, 5 bridle halter racks, 4 rug racks, 6 saddle blanket racks 5 fully fenced paddocks, 3 with irrigation systems, plus equicentral homeyard system 1 paddock with shelter Electrified horse-safe fencing All paddocks have automatic watering troughs Plenty of float parking Open land with

the option to add more paddocks if you wish