

**16 Walgrove Rd, Yass, NSW 2582**



**Sold House**

Friday, 20 October 2023

16 Walgrove Rd, Yass, NSW 2582

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 8**

**Area: 9 m2**

**Type: House**



David Alexander  
0262264400



George Southwell  
0429838345

## Contact agent

Introducing the timeless elegance of the Historic 'Walgrove' homestead, a captivating piece of history nestled on a sprawling 23.45 acres with direct access to the tranquil Yass River. This remarkable estate, dating back to 1905, beautifully combines old-world charm with tasteful modern renovations, offering a unique blend of heritage and contemporary living. Conveniently located on the Canberra side of Yass, this private oasis is just 2 minutes from the Barton Highway and a mere 6 minutes from the Hume Highway. 'Walgrove' sits at the heart of Australia's cool climate wine-growing region, providing easy access to the finest dining and tourism experiences in the Yass Valley and the Nation's Capital. Adjacent to the homestead, you'll find a separate 2-bedroom cottage, ideal for visiting guests or generating additional income from paying guests and a charming three-room outbuilding used as storage that could be easily transformed into another cottage with its own grand pillar entrance into its side garden and stunning surrounds. In the homestead, the modern kitchen, with soft-closing drawers, European appliances, and a white-tiled splashback, is designed for entertaining and seamlessly connects to a spacious living and dining room. A grand open fireplace in the combined living and dining room becomes the focal point for gatherings in the cooler months, accentuated by oversized exposed timber beams that offset the crisp white decor, creating a modern aesthetic. Above the entryway, a loft/mezzanine area offers a perfect escape for older children or as an additional living space. The master bedroom, featuring hardwood floors, an open fireplace, and a luxurious ensuite with underfloor heating, a freestanding bath, and his & hers vanity, offers a private retreat—large French doors open to the inviting pool area, shaded by a stunning wisteria. A study off the reading nook provides ample storage and workspace. 'Walgrove' offers two main bathrooms, an ensuite, and a laundry with stone benchtops and external access via the mudroom. Central heating and cooling and four open fireplaces ensure year-round comfort. Designed for an active family, the property boasts a fully tiled in-ground swimming pool, a treehouse overlooking the huge pool, an in-ground trampoline, and a tennis court with basketball and netball hoops. Surrounding the home are manicured lawns and century-old gardens that exude an English charm. The property is divided into three paddocks with stock-proof fencing, providing the option for livestock on the lush pastured country that slopes down to the Yass River. A three-bay coach parking area adjacent to the guest accommodation keeps your vehicles safe from the elements. 'Walgrove' is equipped for sustainability with a massive 21.6kW solar system and ample water from a licensed bore, a 100,000L water tank, and a 350,000L water allocation from the Yass River. This extraordinary property presents endless possibilities, featuring a historic homestead, multiple accommodation options, river frontage, quality pastures, and easy access to major cities. In under 3 hours, you can reach the city, coast, or mountains. If it's time for a tree change, Historic 'Walgrove' beckons as your best move this year. The vendor has loved their time in the Yass Valley however family commitments in Sydney means 'Walgrove' is now available for a fortunate new owner to embrace its rich history and timeless charm. Don't miss this unique opportunity, call David Alexander or George Southwell today to receive a comprehensive information pack.