

175 Glenford Farm Road, Underwood, Tas 7268

Humphreys
REAL ESTATE

House For Sale

Monday, 3 June 2024

175 Glenford Farm Road, Underwood, Tas 7268

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 38 m2

Type: House



Ben Humphreys
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Offers Over \$1,100,000

175 Glenford Farm Road comprises two titles and is set on 38.47 hectares, with approximately 1.3 kilometres of river frontage offering all the comfort of modern living in a tranquil, riverside country setting only a short drive from Lilydale and under 30 minutes to the Launceston CBD. Here is an opportunity to secure that rare property indeed - a weatherboard country cottage and colorbond yurt, beautiful outdoor living, extensive outbuildings, round yard, stockyards, 9 paddocks well established for horses, cattle and sheep, many with wallaby proof fencing along with natural bushland all set within a hidden valley. The cottage, with car port adjoined and yurt sit atop a bank rising from the beautiful upper reaches of the Pipers River amongst lawns and garden and boast ample outdoor living space with views that stretch back down the valley, along the river and across to the neighboring rising cliff face. The residence, a weatherboard cottage with lovely heritage features, is a warm and inviting home. Living centres around a sunny, well-appointed kitchen and a living room with a woodfire and reverse cycle air-conditioning. A study rounds out the living space. A recently renovated bathroom complete with Euro laundry ensures modern living is a breeze. This is complimented by a new roof, LED lighting, insulated ceiling and floors and some of the windows double glazed. The home is very well suited to its location and fits beautifully within this magical country setting. A few steps outside the kitchen and you are overlooking the river, and toward the "yurt". The "yurt" is currently the master bedroom with a study nook for quiet reflection or a peaceful workspace. A perfect addition, ideally suited to the setting. Your own wilderness refuge complete with heating, power and windows overlooking the surrounding countryside - a place to listen to the flowing river outside whilst you are wrapped in a beautiful warm environment, or to the birds on a warm summer evening as the breeze flows through. Outside is a timber deck overlooking the river and neighboring cliff rising from its banks - an amazing place for a morning coffee or a drink at the end of the day, let alone dinner in the warm afternoon summer air. In addition is a machinery shed approximately 288m² in size - secure and built to last the ages, this is a great shed for wet weather work, storage of plant and equipment along with vehicles, or for tinkering about in. A barn sits adjacent to the road and is ideal for not only storage of dry feed but a horse float or trailer as well. Here is a private sanctuary, surrounded by river flats, pasture, and bushland with walking tracks within a hidden valley offering extensive frontage to the beautiful Pipers River complete with trout, giant freshwater crayfish, platypus and water birds. Perhaps the current owners sum up the property best. "We consider ourselves very fortunate to have lived here and called this our place. The beautiful natural surroundings, wildlife, river and paddocks gave us a magical environment to care for and share with our family and friends." 175 Glenford Road offers a unique opportunity to secure a property comprising two separate titles in an unmatched location providing an enviable lifestyle when it is becoming ever harder to secure property that highlights the natural beauty of our cool temperate climate. Please note some images contain parts of neighboring properties. The information on this website has in part been supplied to Humphreys Real Estate Pty. Ltd. by third parties and all information is published solely for potential purchasers to assist them in deciding whether or not they wish to make further enquiries about the property. Humphreys Real Estate Pty. Ltd. has not checked the accuracy of the information and does no more than pass it on.