

**179 Hay Flat Road, Yankalilla, SA 5203**



**House For Sale**

Thursday, 9 May 2024

179 Hay Flat Road, Yankalilla, SA 5203

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 6**

**Area: 4640 m2**

**Type: House**



Luke Hutt

0418815049

995,000

This historic manor combines a rich history with beautiful contemporary chic and quality that shines through the ages, like the solid stone walls that will keep the summer heat outside and winter warmth in, or the high ceilings and timber floors whose simple natural palette relax the mind and recharge the soul. This place will enchant you; the house exudes character and warmth while being open, bright, and light. Nestled among the open rolling hills but surrounded by established trees bursting with life and birdsong, this idyllic location is less than 3 km from the center of town and the beach, but a world away from suburbia. The quiet country feel with community and facilities just around the corner! Built back in 1877, the house was commissioned by the Robertson family. Having owned the land for some 10 years, they waited for the two boys to be old enough to help! They started by digging down to the limestone bedrock for a solid foundation and employing the renowned local stonemason, Mr. Tavener. They also managed to discover fossilised dinosaur bones. After sending them to England for study, it was confirmed that they belonged to the Diprotodon (a hippo-sized relative of the wombat) and the Thylacine, Australia's own Marsupial Lion! This home was built big and remains within the original footprint, a unique Georgian cross French Provincial-style facade with French doors and Juliet balconies for the real romantics! The two levels could operate separately or be used together with the original internal timber staircase. Entering the home, you are greeted by a generous passageway/entrance with the first bedroom to the right, currently, the master bedroom, bathed in the winter sun, bright, airy, and beautiful with double-hung windows and French doors perfect for our afternoon summer breezes, enjoying the views with nature in every direction! Across the passageway is bedroom two, also enjoying plenty of winter sun and warm hardwood floors. The next room on the right has a central fireplace and feels right for a cosy living space, again with French doors and treetop views, as is the situation with the third and final room to the right, only this gets an extra window that overlooks the neighbour's dam and historic stone sheds to the south. A third bedroom/study is to the left on our way to the kitchen. Again, beautiful timber floors match the solid timber kitchen cabinetry. This space feels relaxing and warm with its simple, minimalist touch and light-filled bright appeal. The kitchen also adjoins an enclosed veranda with natural stone walls and rustic timber ceilings; this space just feels special, like you could be hiding from a storm a hundred years in the past here or hosting a classy dinner party today - they both fit this complex narrative that continues to amaze! Heading downstairs, these three rooms back into the hill will remain cool and climate-controlled all year round, perfect for a wine cellar or the occasional guest. The central rumpus room gets an external door while the two bedrooms get windows. This area has had a modern once-over with floating floors and Gyprock walls. This property includes well over 4600m<sup>2</sup> of wide-open space, which is further surrounded by more wide-open farmland. A good shed of approximately 6 x 12m with concrete floors, power, lights, and a great workshop space has drive-thru access plus second-level access for easy loading or unloading of a ute, trailer, or truck. Properties like this don't come often, call Luke today to ensure you don't miss out. Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. RLA62833