

# 186 Mount Percy Road, Compton, SA 5291



## Sold Acreage

Saturday, 17 February 2024

186 Mount Percy Road, Compton, SA 5291

Bedrooms: 5

Bathrooms: 3

Parkings: 9

Area: 4 m2

Type: Acreage



Tahlia Gabrielli



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**\$1,575,000**

EXPRESSIONS OF INTEREST BY 12PM 13TH MARCH 2024 (UNLESS SOLD PRIOR) Ray White is pleased to present 186 Mount Percy, Compton for sale. This enormous home of solid construction was built atop a 10-acre block, purchased by the owners in 1987. As you enter the property from the road, you are carried along a 500-metre bitumen driveway to the crest of the hill where you will be captivated by the immense effort that has been taken to create this thriving oasis complete with stunning floral roundabout. Construction of the home was begun in 1987 using Basket Range sandstone for the external walls, transported from the Adelaide Hills, Mount Gambier limestone for the internal walls and every material used, was chosen specifically for its character, durability and homage to history. The house is secluded, yet a convenient 8 minutes from the centre of town. The home is encompassed by the 2-metre-wide glory vine lined verandah and western red cedar has been used for all external doors windows and frames. As you enter the home through the beautiful western red cedar front door you are transported via the foyer and passageway to the heart of the home. Once inside, Indian slate, timber floorboards, exposed Oregon beams, white painted timber ceilings and texturized white plaster walls feature in the house. All the front facing French doors open out to access the verandah and stunning views of Mount Gambier, the mountain and an extensive rural vista. The owners have sourced most of the internal doors from antique shops, second hand and salvage from demolition sites, giving the a sophistication to a rural setting. The ground floor front facing rooms include formal dining room and adjacent sitting room with gas period fireplace and beautiful decorative timber mantle. The generous stylised main bedroom with walk in robe, has an air of luxury with the black and white checkerboard floor tiles in the ensuite. Bedrooms two and three are also a generous size, also with walk in robes. There is a large floor to ceiling linen press in the generous 1.5-metre-wide main passage and the family bathroom has checkerboard black and cream floor tiles and antique claw foot bath, complimented with a solid antique vanity and walk in shower. For convenience the toilet and hand basin are separate. The country kitchen offers white painted Baltic pine cabinetry, Double oven and grill with storage cabinets above and below, gas cook top with stainless steel rangehood, white splashback tiling and island bench with stools. A double sink with designer tapware overlooks the stunning rear garden via a large window with a below bench dishwasher and above bench plate rack to the left. A striking repurposed wooden ladder provides a pot and pan hanger attached to the ceiling for functionality and added character. The living room features a pitched timber ceiling rising to the mezzanine level. A salvaged railway sleeper from the Dartmoor railway bridge provides an upright support beam. A large slow-combustion Canadian surefire heater doubles as supplementary water heating to the house and the top can be used for cooking. The rear garden can be accessed through large French doors and a solid timber staircase ascends to the mezzanine level where another spacious communal entertaining area is lit by a sloping Velux window to the rear and a Dorma window to the front. Reverse cycle air-conditioning on the upper-level ensures comfort all year round and one wall features a themed wallpaper of palm leaves. The mezzanine level also includes and carpeted office, bathroom, two carpeted bedrooms, one with Dorma window, with mountain view, plus a generous storage room. Outside the passion for this home continues to be apparent with a Pergola and extensively paved courtyard, alfresco dining area, featuring Muscat and Chardonnay vines and sail, all to provide protection and a Tuscan atmosphere to this entertaining area. The covered alfresco space is conveniently adjoined to the oversized double garage with remote controlled roller doors, service pit, toilet and wash station, ample cupboards and a work a bench. Walking through another door and you are treated to a studio space with yet another kitchen, bathroom/laundry and air conditioner with outside access to the adjoining carport. Outside access is also available via double French doors, creating an ideal holiday let space for additional income. An elaborate shed layout unfolds at the back of the property, ideal for multiple uses, including equine enthusiasts with two stables and tack room, large workshop area, sheds for storage, all with roller door access one being remote controlled. The immaculate refined gardens including a designated fruit orchard and walnut tree to provide a tranquil oasis with water needs covered by a bore, 30,000 litre underground rainwater tank supplying the house and blue lake water. Mains power is supplemented with a solar system. Perched on a hill with unrivalled views, this unforgettable forever home has something new to discover around every corner. RLA - 291953 Additional Property information: Built: 1988 Land size: 10 acres Council rates: approx. \$440 per quarter