

# 197 Chaunceys Line Road, Hartley, SA 5255



## Other For Sale

Saturday, 11 May 2024

197 Chaunceys Line Road, Hartley, SA 5255

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 20

**Area:** 20 m2

**Type:** Other



Sylvia Jemson-Ledger Hills & Fleurieu

## BEST OFFERS \$1.35MIL

**\*\* INSPECTION BY APPOINTMENT ONLY \*\*\*\***Circa 1890s, Renovated in Style, a gorgeous character home with so much to offer. Easily converted to a bed and breakfast as it has two homes in one. One side which has been renovated in style comprises of large fully renovated oak kitchen renovated bathroom and laundry, large lounge room with master bedroom which access the main bathroom and a second bedroom. The great entertainer, this home has been designed with entertainment in mind. Beyond this façade lies a luxurious retreat which has been perfectly designed to embrace a seamless transition between indoor and outdoor living whilst harmoniously maximizing use of natural light throughout. A distinguished family home offering large living area, self-contained granny flat / Bed and Breakfast and outdoor entertaining areas. Sheer opulence! The open plan kitchen, living and dining areas fluidly cater to any casual or formal event. The kitchen includes oak kitchen cupboards and bench top plenty of cupboard space including overhead cupboards, dishwasher and 900 cm stainless steel oven with gas cook top, the kitchen is finished in style. The Kitchen adjoins the family room and outdoor entertaining area. The home and Granny flat have been a work in progress and built originally in 1890s and has been renovated in style, the second kitchen bathroom area are located in the second part of the home with a separate entrance if needed. The property has amazing views over the property and beyond, taking in all the large acre property's that surround this character home. Take a breath and prepare to be amazed. A long driveway gives access to this beautiful property, as you drive by the farm life on either side of the property. The views are amazing, the home and entertaining areas are beautifully positioned, whilst relaxing outdoors enjoying the picturesque farm land and animals, all acting as they are the perfect backdrop. Privately positioned. Feel the stresses of city life fade as you enter this gorgeous country property. The property is currently growing Barley and returns 100t with an approx. Net value of \$33000 Pa, the return getting \$330 per tonne from last year. The property would easily convert to run horses, there is a large paddock that would double as an arena and the current shedding could double as horse stables, hay sheds, as there is extensive shedding throughout the property. The Main Bathroom has been finished in style, with quality fittings There are two bathrooms to the main home. New renovations include New toilet, shower screen, Ceiling, wall tiles, vanity unit, plumbing, taps and shower head, all fully repainted There are three bedrooms to the main home all with wooden floors, high ceilings and built in fireplaces all a double size. There are two kitchen living areas two bathrooms and two laundry areas. Two large living areas. Make of the home what you will as there are many opportunities to work with. Outside improvements include stone garden shed which was originally the old meat room, there is a chicken run large 9m x 12m shed with power and cement flooring, further shedding would be perfect for a workshop, horse stables or storage area. Step Back in time and enjoy the old world charm that this property has to offer. Stone features throughout the property internally and externally, the olde world charm and character properties hardly enter the marketplace. All of this in one of Adelaide's small country Towns Hartley - private and well positioned set on approximately 50 acres of prime farming land surrounded by all large acre properties. A Rare find. A short 10 minute drive to Mt Barker, 10 minutes to Strathalbyn and 35 minutes to Adelaide CBD. AHHH YES ... feel the stress of city life fade away as you relax in your own country retreat. Disclaimer: We have in preparing this information used our best endeavours 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. RLA 62833