

198 Proctor Road, Kanmantoo, SA 5252



House For Sale

Tuesday, 21 May 2024

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Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 2 m2

Type: House



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\$790,000 - \$820,000

Nestled amidst the tranquil ambience of Kanmantoo, a locality steeped in history and pastoral charm, a rare gem: a quintessential 1850s stone cottage. This remarkable property, set against the backdrop of stunning hill views on a substantial five-acre parcel of land, offers an invitation to embrace a self-sufficient, retreat-style living experience. Additional accommodations, include a separate granny flat, along with a separate studio, making this a very special proposition for hobbyists or guest accommodation. The residence itself exudes an unmistakable allure of yesteryear, with its beautifully maintained stone infrastructure that includes intriguing remnants of stone henges scattered throughout the property, hinting at its rich historical tapestry. Thoughtfully preserved stained glass windows on the doors complement the authentic vintage ambience that this home effuses. The house comprises two comfortable bedrooms, with one notable bedroom accommodating a separate room attached, ideal for a variety of uses such as a study, children's bedroom, or an expansive wardrobe. The cozy cottage atmosphere is enhanced by the presence of a combustion heating fireplace, perfect for chilly evenings. Residents are welcomed into a congenial kitchen space, which boasts ample storage for culinary endeavours, while the adjacent mudroom offers practicality. The cottage's single bathroom does not compromise on style, delivering a beautiful space in keeping with the home's overall aesthetic. The property also boasts a laundry room with convenient outdoor access, asserting its functionality alongside its visual appeal. As for additional accommodations, the property hosts a granny flat, along with a studio being suitably distanced from the main house to ensure privacy. Outside, the landscape accommodates two large 15,000-litre rainwater tanks, further complemented by two smaller 7,000-litre tanks, ensuring an ample water supply supported by a gravity-fed system. These eco-friendly features align harmoniously with the dwelling's solar panels and batteries, promoting an environmentally sustainable lifestyle. Moreover, sheds of commendable size and efficiency provide vast external storage opportunities, while the availability of a backup generator reinforces the property's commitment to self-reliance. Located within the picturesque and historical Kanmantoo area, this property promises a lifestyle where the rustic past meets present-day comforts. The region is known for striking a balance between peaceful seclusion and accessibility to modern amenities, presenting an ideal locale for those desiring to step back in time without forgoing convenience. One can anticipate not just a house, but a sanctuary at 198 Proctor Road – a self-sufficient sanctuary to cherish for generations to come.