

# 2003 Beaconsfield Road, Wisemans Creek, NSW 2795



## Sold Mixed Farming

Thursday, 17 August 2023

2003 Beaconsfield Road, Wisemans Creek, NSW 2795

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 47 m2

Type: Mixed Farming



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**\$2,000,000**

"Conshell" is located in the stunning Wisemans Creek area, close to spectacular Mount Stromlo - very rarely does a property of this calibre come to the market. Upon entering this private and secluded haven you will find a magnificent home set on approximately 117\* acres of fertile soils, with excellent water and beautiful views over the rolling countryside, "Conshell" is the idyllic retreat you have been searching for. A mere 18\*km to Oberon, and 197\*km to the Sydney CBD. • Set on 47.7\*Ha (117.8\*acres) of quality, undulating grazing land, with excellent pastures and water. Perfect for running some stock, or simply enjoying the tranquillity that this unique and private property offers. • Built in 2003 the beautifully designed four bedroom, 3.5-bathroom home boasts nine-foot ceilings and a modern-rustic designed exterior of bagged brick. • The main bedroom has an ensuite bathroom, a walk-in robe, double glazing, and French doors which open to the sundrenched courtyard. • A guest bedroom also features a walk-in robe and an ensuite bathroom and access to a courtyard. • The main bathroom has the added charm of a claw foot bath. • The charming kitchen includes an island bench, walk in pantry, and all electric cooking. • With its separate entrance, the generously proportioned laundry serves as a mudroom and features its own separate toilet. • A large, paved courtyard features a fountain, captures the winter sun, and offers expansive views of Mount Stromlo and the surrounding countryside. • The office is ideal for working from home, complete with sky mesh internet and boosted mobile phone signal. This space could alternatively be utilised as a formal dining room or to accommodate guests. • In 2014, another wing was added to the home, the centre piece of which is a large light filled conservatory which features double glazing and direct access to the large courtyard. • In the warmer months this is an ideal indoor/outdoor entertaining space. In winter, shut the doors and let the combination of northerly winter sun and a wood combustion heater keep you warm and cosy. • Temperature control is a breeze as the home features 2 combustion wood heaters, insulation batts in the ceiling as well as sarking, reverse cycle aircon in the kitchen/living area and much of the house benefits from under floor heating. • A deep paved veranda runs the length of the eastern side of the home, offering space for entertaining, shade and shelter. • A 14Kw (approx.) back to grid solar array satisfies most of the property's electricity requirements. • Excellent water security, with Brisbane Valley Creek running through the property, and five dams. Stock and domestic water can be supplemented by pumping from the creek. • 2 x 36,800 L tanks fed from home and shed supply fresh rainwater to the home. A separate 10,000L tank provides a firefighting supply. • A beautifully considered and established garden surrounds the home with all the hard work having already been done. Easy care plants such as Buxus, Conifers, Roses, Agapanthus and Ornamental fruit trees have been chosen for both their high visual impact and their compatibility to the prevailing climate. • A sprinkler system ensures the gardens' modest water requirements are met. • Sitting at 940\*m ASL you will enjoy a cooler climate with high rainfall, mild summers and occasional winter snowfall, offering an ideal chance to enjoy the warmth of the fireplace. • The farm is subdivided into six main paddocks and features steel cattle yards with level loading ramp and all-weather access. All the boundary and internal fencing are in very good stock proof condition. • The property enjoys a generous quantity of native trees (including box) which provide good stock shelter and a supply of firewood. • Run a commercial cattle breeding enterprise or even trade cattle with ease. 'Conshell' is blessed with excellent pastures and minimal weeds. • Lock up machinery shed with power connected and concrete floor to store all your farm machinery and weekend toys! • This special location offers so much to do from exploring Mayfield Garden, Jenolan Caves, the well-known country pubs at Rockley and Oberon or just down the road enjoy the state forest which is great for mushroom picking, fossicking, exploring or a leisurely walk or horse ride. From the moment you enter "Conshell", along the driveway you will feel at ease with the peace and privacy this property exudes. A magnificently presented home, fertile country, dotted with majestic native gum trees, secure water with beautiful surroundings and views to match, ideal for entertaining friends and family. "Conshell" is a must see and will not disappoint. Don't miss this opportunity and book an inspection today! \*\*  
Disclaimer: All information contained herein is gathered from sources we believe reliable. We have no reason to doubt its accuracy, however we cannot guarantee it.