

2033 Paynes Crossing Road, Paynes Crossing, NSW  
2325



**Sold Lifestyle**

Wednesday, 27 September 2023

2033 Paynes Crossing Road, Paynes Crossing, NSW 2325

**Bedrooms: 5**

**Bathrooms: 6**

**Parkings: 4**

**Area: 47 m2**

**Type: Lifestyle**



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## Contact agent

'Jaspers' has been created with so much love and hard work by the one owner and is now ready to be passed onto the next lucky owner to love and enjoy. Privately tucked away, the entrance takes you on a gently winding 2WD driveway with a concrete causeway crossing the beautiful Wollombi Brook and along the green valley pastures towards the homestead sitting proudly elevated in the perfect position looking over the property with no neighbours in sight! Uniquely designed, the property consists of a main homestead and separate guest pavilion nearby. Extra wide undercover verandahs are a highlight of both buildings providing ample space to entertain all year round and enjoy the stunning view with aromatic wisteria vines lining the eaves to provide shade in Summer and plenty of sun in Winter. Entering the main homestead, you will instantly appreciate high 4-5m gabled ceilings creating the sense of grand open space. Custom designed, the house is light filled and one of a kind, with low maintenance concrete epoxy flooring, adobe rendered walls and timber features throughout. A highlight inside is a huge dining and living space with a gorgeous double-sided fireplace which can function as an open fire or slow combustion with built in firewood storage and a hand-crafted thick timber surround allowing everyone to sit around the fire and enjoy the ambience this beautiful home provides. Nicely positioned in the centre of the house is a quality country style kitchen including an Ilve oven with gas cooktop, a mix of Carrera Marble and stainless-steel benchtops, timber cabinetry, a walk-in pantry and full-sized commercial cool room. A wine cellar and spacious office space are also around the centre of the house along with a second living room with a slow combustion fireplace. On the northern side of the building is a separate wing attached by a glass breezeway and large timber doors leading into the private master suite featuring a walk-in robe and ensuite. The separate guest pavilion includes four oversized bedrooms each with their own bathroom and an amazing outdoor entertaining area. A well-equipped outdoor kitchen includes a massive hand-built pizza oven, a bar and BBQ area with a fridge, functional sink and lots of bench space. An open fireplace adjoins the BBQ area creating a lovely space undercover for dining/entertaining. While the buildings on the property are fantastic, the land is equally as good. Boasting approximately 60-70 pastured acres out of the total 117 acres (Approx 47ha), there is a beautiful mix of arable valley floor and stunning natural mountain bush land. The acreage is well equipped for horses and other livestock with 7-8 fenced paddocks, a large round yard and metal cattle yards. One of the most important and valuable parts of living in the country is water, and this property is as good as it gets with an operating water bore that has never run dry, approximately 1km of Wollombi Brook permanent creek frontage, two dams and over 100,000L in rainwater storage. The property is also one of the very lucky few that has multiple access points with one of those being accessible during an occasional flood when the main causeway is impassable. The secondary access also provides a trail into the state forest nearby, ideal for horse riding. Two large farm sheds are situated near the house area, one of which includes a large mezzanine, fireplace, two bathrooms and undercover outdoor area while also incorporating four horse stables. The other farm shed has lots of space for equipment and tools with a lock up workshop, two roller doors and a large open bay section ideal for tractors, mowers and other farm toys. Both sheds are on a concrete slab with mains power connected. Located approximately 15mins drive (10.4km) to the historic Wollombi village where you will find multiple cafes, a tavern, general store and other shops, or only 90mins (approx.) drive to Wahroonga/Sydney, the geographical location here is ideal for country weekenders or permanent lifestyle buyers alike. To truly appreciate this incredible property, contact Garry Musgrove 0429 663 026 or Kurt Musgrove 0497 281 475 to arrange a private inspection. Disclaimer: All information contained herein is gathered from sources we deem reliable. However, we cannot guarantee its accuracy and act as a messenger only in passing on the details. Interested parties should rely on their own enquiries. Property Code: 354