

209 Nandowra Rd, Scone, NSW 2337



Sold Mixed Farming

Tuesday, 19 September 2023

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Bedrooms: 8

Area: 98 m2

Type: Mixed Farming



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Contact agent

HISTORY:The original Redbank Village located in the vicinity of the homestead dates back to 1828 when an Inn and a store were established. In 1834 a hospital was built on this particular property. The property passed through a few hands, being held by the Davies family until it was later purchased by William & Minnie Badgery in 1920. The existing house dates back to this period. It was the Badgery family who began breeding horses and the stud began. Wakefield Stud was also the proud breeder of Subzero, the winner of the 1992 Melbourne Cup.

AREA:• 98.74Ha or approx 244 Acres

LOCATION:• The property is located in the picturesque Upper Hunter Valley only 8 mins from Scone. The horse capital of Australia. 140kms to Tamworth and only 3hrs to Sydney. This is a highly sought after location where properties of this nature are rarely offered for sale.

HOMESTEAD:• Historic 8 Bedroom, 6 bathroom homestead that has been extensively renovated. • Modern kitchen with 5.5m Caesarstone island benchtop overlooking a dining and casual lounge area with views out over the garden to the north. • The kitchen has a walk in pantry, coolroom and wine storage. • Sunroom with grand piano and views through the wisteria courtyard to the west • Entering the house is through a large foyer. • Central courtyard provides natural light throughout the house. • Formal lounge area with custom cabinetry, double sided fireplace and pool table. • The south west wing of the house has a central hallway with 4 bedrooms all with fans, built-ins, study desk and two bathrooms. • Separate rumpus room/ office. • The Eastern side of the house has an enormous master bedroom with ensuite, his and hers dressing rooms with ample cupboard space. • 3 guest bedrooms all with personal ensuites. • Stunning 28m x 5m veranda with northerly aspect perfect for entertaining. • Gauzed in veranda with an easterly aspect looking over the pool and mountain ranges. • Large laundry and mudroom • Ducted air conditioning throughout • Rooftop solar system • In ground pool 16m x 6m with an entertainment space and expansive views over the property. • Approx. 5 Acres of landscaped grounds around the homestead. Featuring mature trees, sunken rose garden, vegetable beds, garden shed and very comfortable steel dog cage. • Two Large rainwater water tanks • Tennis court

ADDITIONAL HOUSING:• Managers Cottage - 3 Bedrooms, 2 bathrooms, open plan living with split system a/c, verandas on three sides, laundry and carport • Gatehouse - Renovated with 4 Bedrooms, modern kitchen, living and dining room with slow combustion fireplace, bathroom with separate shower and loo, laundry and ducted a/c • Grooms Cottage - Renovated 3 Bedrooms, lounge/dining room with slow combustion fireplace and split system a/c.

IMPROVEMENTS:• Free standing stud office located near the entry of the property with kitchenette, toilet and split system a/c • New barn style shed 15m x 15m with concrete flooring, power, automatic roller doors and 2 rainwater tanks. • Stallion serving barn 12m x 9m rubber lined with crush. • Separate stallion stable with suitable yards • 55 Ton Grain silo • Feed Shed 12m x 6m with auger and electric feed mixer • 20 Stables with concrete floor, rubber lining and water troughs • 4 Old stables with 2 tack/feed rooms located in the house yard • Horse walker for 12 horses • Additional stable block 26m x 16m with 7 stables, rubber lining, mesh infill, vet crush and day yards. • Large steel framed shed with undercover 15m diameter round yard along with full vet crush facilities on a concrete base plus a dedicated vet office • Hay shed 24m x 12m • Machinery shed 15m x 9m • 6 x Horse shelters • 2 x Overhead fuel tanks

COUNTRY:• Quality soft alluvial creek flats to good rolling basalt hillside grazing country

STOCK:• Existing lease to local horse stud in place until 30th June 2024

PASTURES:• Improved pastures of Prairie and Rye grass in selected paddocks

FENCING:• The property is subdivided into 55 paddocks • Post and rail fencing around all the main infrastructure. The majority of the fencing is post and top rail with plain & electric wires.

WATER:• Frontage to the Dartbrook • 2 Equipped wells with submersible pumps which fill a reticulated water supply system to the whole property • 200 + 130 Megalitre water licences • 1 Dam

SERVICES: Power, landline telephone, mobile reception, & NBN internet access.

AGENTS REMARKS: Exceptional lifestyle property with existing horse stud operation close to Scone.