

# 21 Martins Road, Petcheys Bay, Tas 7109



## Sold House

Tuesday, 6 February 2024

21 Martins Road, Petcheys Bay, Tas 7109

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 2 m2**

**Type: House**



Amber Leighton

**\$1,150,000**

This striking, solar passive home was designed by a local microclimate architect which has resulted in a stunning, bespoke residence that provides a stylish take on self sufficiency. The property offers over seven acres of land, which has been thoughtfully sectioned to allow for grazing pastures, a very generous orchard and veggie area, and a substantial olive grove with well over 100 trees. A creek forms one of the boundaries here and the property offers two dams that provide a secure water supply for the grounds. The North facing home was built in 2008 with efficiency front of mind. Gorgeous double glazed, timber windows flood the house with light and bring warmth to the deep, heavy walls and polished concrete floors. The kitchen, living, and dining area is open plan and will delight the entertainer with its large timber benches, Belfast sink, and hand crafted tiles that were sourced from a local potter. This area opens up to the spacious decking that overlooks the picturesque pond - this is visited daily by local birdlife and creates a tranquil, everchanging view. The spacious master bedroom has a large private courtyard and adjoins the stunning, tiled bathroom. From here, you can enjoy the views from the deep tub, knowing there are no other homes in sight. A potential second bedroom is currently used as a walk in robe to service the master suite. Upstairs you'll find the home office with stunning views of the Huon River and the snow-capped Hartz Mountains. The office has a separate entrance to the house, but can also be accessed via a ladder from inside. As part of the design, the South side of the home was built underground with a massive 60m<sup>2</sup> cool store incorporated. This was originally planned as a processing space for the olives but acts as a fantastic wine cellar or a spacious, naturally cooled pantry. In addition to the main home, there is potential to create a separate one bedroom cottage in the existing outbuilding (STCA). This would be completely private from the main house and can be accessed via a separate driveway. This space is also north facing and provides double glazing, a large open plan kitchen and living area as well as a fully equipped bathroom; this could be ideal for visiting friends and family if you were successful in converting it to an ancillary dwelling. Some of the additional features offered at this exceptional property include New Zealand designed Pyroclastic fire, photovoltaic solar panels and solar hot water, and an underground sprinkler system for fire safety. Phone or email for further information and to schedule your private inspection.

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