

215 Sandhill Road, Cygnet, Tas 7112



Sold House

Monday, 14 August 2023

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Bedrooms: 8

Bathrooms: 4

Parkings: 10

Area: 4 m2

Type: House

Contact agent

From the moment you arrive at The Roundhouses you will be overcome with an immense feeling of serenity mixed with excitement at the possibilities this estate offers you and your family. These eco-luxury straw bale homes have recently won the gold medal for best new tourism business at the Tasmanian Tourism Awards, and there is scope to continue to grow this successful business further. In addition to the existing Roundhouses on site, there is also an off-grid cabin, currently operating as a successful Airbnb unit and a 4/5 bedroom family house. There is also existing development approval for another 3 roundhouses to be built. This incredible property offers you multiple lifestyle opportunities: create a truly self-sufficient lifestyle; run an accommodation/experience business or set up a family estate. Located just outside the Cygnet township and not far from Glaziers Bay the property enjoys a North Easterly aspect, the elevation here provides stunning rural views and the orientation is ideal for solar passivity.

The Residence: The main dwelling, with its own driveway, consists of 4 bedrooms plus a study, open plan living and dining as well as a second living space. The country style kitchen has a walk-in pantry and the bathroom uses timber and ceramic to evoke a rustic charm. The Marri timber floors and the raked ceilings throughout create a fantastic sense of space and warmth while the large windows and French doors fill the house with light all year round. There is a new heat pump hot water system, double glazing and 2 reverse cycle air conditioners to ensure comfort throughout the year. Just outside the main house sits a celery top pine workshop with a separate storeroom within, currently used as an art studio. Both sides of the house have covered verandahs and a new deck ensures you will always have a spot to welcome guests for a bbq or drinks. A Stoked wood fired hot tub is situated between the house and the Roundhouses allowing for both guest and owner use. The gardens are beautifully established and include one of the very first Hannah Maloney designed permaculture gardens in the area. There is a very large netted and productive vegetable area, as well as smaller netted herb garden and potting shed. The 4.7ha is equally split between fenced paddocks and bushland providing sufficient firewood. There is also a large chicken run, animal housing, and productive fruit and nut trees.

The Cabin: This studio sits hidden from the main dwelling in bushland and offers a stunning place to enjoy all year. This space offers a kitchenette, a loft bedroom plus a sofa bed in the lounge, bathroom and a sunny deck that overlooks the properties bushland.

The Roundhouses: The Roundhouses are straw bale and literally just that! Round buildings, made with natural materials including straw bale, timbers, and lime render to ensure they are truly environmentally sustainable. Small fully equipped homes, they are cool in summer, warm in winter, and have stunning views down the valley towards Cygnet. Each house has underfloor heating, and a log burner. Having an energy rating of 8.6, each building is energy efficient to run and comfortable for tourists. The Roundhouses use a dedicated and secure gated entrance separate to the main house and provides a reception with laundry facilities and 2 electric vehicle charging stations. The 'Otter' Roundhouse is designed for couples, whilst 'Bear' Roundhouse can accommodate groups or families of up to 4 people. The Roundhouses opened in 2022 and are consistently rated 5 star across a number of channels as well as winning awards. Current clientele has been predominantly generated from the business' own website so there is a great opportunity to expand the digital marketing channels of the business. There is also scope to increase the business income by building more roundhouses or by diversifying the business into agritourism. Don't hesitate to contact Alison today to find out more or to book a private inspection to view this stunning property! An information memorandum will be provided on application.