

220 Bush Inn Road, Wattle Flat, Vic 3352

Bush Blocks & Buildings

Sold Lifestyle

Monday, 11 September 2023

220 Bush Inn Road, Wattle Flat, Vic 3352

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 5 m2

Type: Lifestyle



Ian Riley

\$970,000

Live the self-sufficient dream! Situated in Wattle Flat, 'Cotty Creek Cottage' is about 10 minutes from Creswick, 20 minutes from Ballarat and 1.5 hours from Melbourne via the western freeway. Where do I start.....Firstly it's a really comfortable, three bedroom plus study, split level home on a very private 5.4 ha (13 acre) site. We all want to put our own stamp on our homes, but with this one, any changes would only be by choice. Literally, you could move in and just put the kettle on. It's tasteful, characterful and warm, with a centrally located wood burner and a split system for summer cooling. The large, open plan kitchen, dining, living room, with a double height ceiling and exposed trusses, faces north letting the sunlight stream inside. The kids bedrooms, study and sunroom are downstairs and a large parents retreat upstairs. All around are views to the surrounding forest and paddocks. Ajoining the Creswick Regional Park, you can sit on the verandah and watch the parade of wildlife. There are several paddocks for your animals and large shed, re-purposed as a barn with stable area and yard. So much going on here! An orchard of fruit trees (fenced and netted), chicken coup, an irrigated veggie garden with greenhouse and potting shed, two dams and a seasonal creek with waterfall. There are an additional two large sheds, each with a concrete floor and power, plus a double carport. All the hard work has been done for you. It's also got the biggest pine tree I've ever seen, which is listed for its regional significance. A large mature wood lot should keep you in firewood for the foreseeable future. The property is completely off grid with a fully functioning solar power system plus additional micro hydro turbine, and gas-boosted solar hot water. Three water tanks offering over 80,000L for for domestic water. The dam supplies water to the gardens and stock troughs.All the tech specs are available, for now just be aware that it's well maintained, relatively new and works for a family of four. There is also a very sophisticated bushfire safety system including a purpose-built bunker. We are asked often for properties like this, weekenders, tree changes or permanent homes out of town.Not often do you find something as complete as this, where you can kick back and enjoy the serenity, or get busy in the shed or the garden, it's your happy place in the country.Inspections on advertised times or by appointment.Call Ian Riley anytime on 0438065666