

**226 Grose River Road, Grose Wold, NSW 2753**



**Acreage For Sale**

Thursday, 30 May 2024

226 Grose River Road, Grose Wold, NSW 2753

**Bedrooms: 8**

**Bathrooms: 7**

**Parkings: 2**

**Area: 25 m2**

**Type: Acreage**



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## Contact Agent

Embrace the unparalleled charm of 'Bracken Stud', a magnificent 63-acre (approx) estate steeped in local history and just 70 kilometres from Sydney. With picturesque mountain views and extensive Grose River frontage, this exceptional property, spread across two titles, offers an esteemed equestrian enterprise and the perfect land banking opportunity. The estate boasts an array of rural amenities, including multiple sheltered paddocks and day yards, a horse walker, a round yard, two piggeries, a veterinarian shed, separate toilet amenities, and a truck shed. The centrepiece is a massive stable complex featuring 20 stables, with a hay barn, providing ample space for a successful equine venture. Adding to the allure, the property includes three separate accommodations, perfect for acreage living or lucrative guest stays. The main residence is a three-bedroom home boasting a huge alfresco area, an inground pool, and picturesque gardens, as well as a large double garage. Additionally, a three to four-bedroom workers' cottage and a two-bedroom cottage provide flexibility and comfort for staff or guests. Further enriching the estate are unique features such as old silos, which hold the potential for conversion into food storage or distinctive accommodations, while another outbuilding has been thoughtfully transformed into a thriving art studio. The fully arable, RU1-zoned land, coupled with an irrigation licence, guarantees lush pastures, enhancing the quality of life for both horses and owners while exhibiting endless possibilities and a future as bright as its stunning regional vistas. Features: - 63-acre (approx) estate spread across two titles with Grose River frontage - Perfect land banking opportunity - Established equestrian operation with ample rural amenities - Massive 20-stable complex, feed shed, horse walker, and round yard - 10 large paddocks, 20 day yards, 6 with stables, and all with water supply - Main 3-bed, 3-bath residence with open-plan living, alfresco area, pool and large double garage - Additional 3 to 4-bed cottage that can be used as two individual living quarters - Third residence is the 2-bedroom 'Cheese Cottage' with a wrap-around porch - 3-phase power supply, large hay barn, and double bay truck shed - Two large piggeries, multiple work and storage sheds, and a veterinarian shed - 7m x 16m shed that was previously used for a helicopter with a helipad hardstand - Fully arable, RU1-zoning, and just over an hour's drive to Sydney CBD Contact your friendly Cutcliffe agent today for more information or to arrange an inspection.