

# 23 Archers Road, Franklin, Tas 7113

the property culture.

## Sold House

Tuesday, 20 February 2024

23 Archers Road, Franklin, Tas 7113

Bedrooms: 4

Bathrooms: 1

Parkings: 6

Area: 9 m2

Type: House



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**\$935,000**

Positioned up in the hills behind the quaint historic riverside town of Franklin, this 23 acre (9.563ha) property sits up along a quiet no through country lane on a large plateau surrounded by rural properties. The elevation here guarantees fresh air and good sunshine all year round. Wonderfully private with only one property past this one, you will love the slower life of farm living. There is a lot to fall in love with. Starting with the Federation historic home, the huge old apple barn, the newer sheds and multiple shelters, the massive horse arena or parking space, the beautifully well maintained and well fenced pasture paddocks and almost endless amount of fresh water. As you drive up to the property, the gorgeous early 1900s home welcomes you. Surrounded by low maintenance gardens, which includes an iconic Wollemi Pine, the home offers the character of a by-gone era and yet with the extensions over there years, inside, there is now a large open plan living, dining and Celery Top kitchen, as well as the original snug lounge area with ambient wood fireplace. Consisting of 4 good sized bedrooms, all serviced by a central family bathroom, there is plenty of space to spread out. French doors open out to a covered area off the the open plan living and the front verandah is a great spot to sit back with a cuppa and take in the views over the valley and even a glimpse of the Huon River in the distance. The infrastructure around the home is amazing. Starting with the well set out veggie garden, netted small fruits including raspberries and strawberries, you will be able to be self-sufficient with your own home grown produce. Nearby is the original big old barn, full of character and providing massive amounts of storage space for the workshop, tractor and hay. Down below, another large shed provides more shelter with a secure garage/tack room at one end, open machinery bays in the middle and stables at the other end. The stables open out to the first of the fenced paddocks. Ideally set up for horses and cows, you could run any animal you choose. Keep them as your farm pets or be self-sufficient rearing your own meat and cut your own hay. In behind the shed is a 30mx30m level all-weather pad. Currently used as a horse arena, this could also be ideal for car parking should you be looking at setting up a new venture such as a vineyard with cellar door sales. Back in the day, the owners once had a small vineyard and in 2010 took out a gold medal for their Pinot Noir at the Cool Climate Wine Show, under their then label 'Wombat Springs', proving that good quality fruit grows in this area. Water is plentiful. There is 24,000L of rainwater catchment for the house, 2 dams out in the paddocks are spring fed and a water-bore provides irrigated potable water (tested) from the depths of the ground to be used as you wish. This is the ideal self-sufficiency property with just the right size land and great infrastructure. The property is mostly level with slight undulation adding to the picturesque surrounds. A section of forest completes the back corner, allowing for wood collection should you choose to do so. Also the start of forest tracks available to go exploring either on foot or by horse. The views are forever changing with the seasons and the time of day, always providing a spectacle to admire, wherever you may be on your property. Franklin is less than 5 minutes down the road with cafes and basic services. The main hub of the Huon Valley at Huonville is just 15 minutes away where you will find all the shops and services of a bigger town. Hobart CBD is within 45 minutes.