

230 Golden Vale Road, Sutton Forest, NSW 2577

House For Sale

Friday, 19 April 2024

230 Golden Vale Road, Sutton Forest, NSW 2577

Bedrooms: 4

Bathrooms: 4

Parkings: 6

Area: 37 m2

Type: House



Andrew de Montemas

0484349072

\$9,500,000 - \$10,250,000

An estate of unbridled character, charm and quality. This is country living at its very finest. On approx. 37.65ha (93 acres) of some of the best grazing country in the Southern Highlands, Penny Lane Farm is a property that showcases excellence in design, quality, craftsmanship, maintenance and presentation. Taking the first few steps into this welcoming & well proportioned master built homestead there's a fabulous interplay between the exquisite entrance with solid timber floors the high cathedral ceiling and the stunning northerly outlook across the property to Mount Gingenbullen and beyond. Whether it's the 3m ceilings, the build quality and attention to detail, the wide covered travertine verandas, a generous mix of formal and informal spaces, stunning mature garden and lawns, the fabulous detached barn with internal space for five (plus) vehicles, or the tree lined & sealed driveway - inside and out, the property is flawless! Included are four very spacious bedroom suites each with an ensuite and an outlook to the garden or paddocks. The main bedroom includes a walk in robe & marble ensuite with his & her shower. A large fully enclosed glass conservatory is positioned on the north side of the home adjacent to the marble Miele kitchen (with walk in pantry) and through stacking doors opens to a level lawn separated from the paddocks by a stone ha ha wall. The internal openness of the home that blends a mix of formal and informal rooms gives the home a sense of space and grandeur. Sweeping garden and paddock vistas are present at every turn as are the finer details of the quality of workmanship and construction materials. The barn is exceptional and boasts secure garaging for 5 plus vehicles, WC, workshop space, 3-phase power and above is a storage attic and a viewing platform. A delightful studio or 'tea room' is positioned at the end of an ornamental pear tree lined walkway and serves as a place of quiet repose whilst drinking in the bucolic surrounds or could be used as a home office. The farm itself is of the highest quality. Superbly maintained it includes pasture improved paddocks, two garage size sheds, a chain of dams, excellent stock proof fencing/gates, bore/pump house, bore fed concrete troughs, cattle yards, crush & scales, Grundfos pumps.

- Large (approx. 2010) master built 4 bed, 5 bath homestead on 93 acres
- Made of milled NZ timber; colourbond roof – approx 600sqm with a large double garage
- 4 large bedrooms all with ensuite; a wealth of storage
- Spotted gum floors & travertine; 3m ceilings; very high cathedral ceiling in entry
- Glass conservatory; light filled interiors; wrap around balcony; terrace
- Gas hydronic heating, double glazed windows, double sided Cheminee Chazelles fireplace & underfloor heating (in tiled areas), ceiling fans
- Large laundry/mud room and in-wall vacuum system
- Large secure character barn ideal for garaging a car collection (180sqm)
- Security system (back to base); electric front gate; internal sound system
- Fully irrigated landscaped gardens, driveway trees to street frontage
- Arboretum of 88 deciduous trees; manicured hedging; cool climate lawns
- High quality grazing property (zone C3) in immaculate condition
- Stock proof fencing; steel cattle yards (scales & crush)
- Dams; bore; underground 113,000L rainwater tank filtered and UV treated
- 130km to Sydney CBD; 160kms to Canberra; 10 min drive to Moss Vale