

256 Berrebangalo Creek Road, Lade Vale, NSW 2581 **RayWhite**

Sold House

Friday, 18 August 2023

256 Berrebangalo Creek Road, Lade Vale, NSW 2581

Bedrooms: 2

Bathrooms: 2

Area: 1 m2

Type: House



Chris Dixon
0414819377

\$565,000

Cloudland Farm is a unique gem. Owners Jane and Jay have, over five years, created on their 4 acre plot a boutique mixed-use enterprise growing fresh and dried flowers for sale and establishing a successful Airbnb farm-stay experience. Those that have stayed at Storm Cottage and experienced Jane and Jay's hospitality can attest to their success describing their stay with superlatives such as 'heaven; peaceful; tranquil; relaxing' and 'the stars are stunning'. AirBnb reviews rate the experience as 4.96 out of 5 (<https://abnb.me/iqejpPNKCAB>). It's with absolute pleasure that we offer Cloudland to a lucky new owner who has the opportunity to carry on the farm-stay experience or simply enjoy the solitude for themselves. Two cottages rest on the block with Storm Cottage located discretely from the manager's cottage, Little Blue Cottage, allowing flexibility and privacy. Cloudland is being sold with furnishings, fixtures and improvements allowing for existing and future bookings to continue, if desired. Storm Cottage is off-grid and comprises a queen-size bedroom, open plan living area with well-equipped kitchen, a hearty potbelly, decadent fixtures and fittings and a 1.4kw, 24 volt solar system. Soak in the outdoor clawfoot bath tub as the sun sets or stargaze with friends around the fire pit. There's plenty of space to plant an orchard, grow veggies, harvest fresh eggs and live life at a slower pace. Little Blue Cottage is also off-grid with a 700w solar system, 360 amp hour 12 volt battery set up, living room and lofted bedroom with an adjoining store room containing a shower area and composting toilet. A variety of equipment remains with the property including two inverter generators for each cottage, smart TV's and furniture. We have a complete inclusions list on hand. Whether you're looking for your own weekend escape or to build on the existing farm-stay venture in place, Cloudland Farm presents an intriguing proposition at an affordable level. Enquire today to book your viewing or better still book-in for a weekend escape and try before you buy! Key Points:- Cloudland Farm being sold with all improvements and most furnishings- Off-grid with two solar systems- 4 acres bordering spring fed Jerrawa Creek- The property doesn't retain a building entitlement but weekend/short stay accommodation is permissible- Boundaries fully fenced, and an internal 357 square metre garden bed, with a shade gazebo, ready for fruit trees or veggies - 32,000 litre water tank to service garden bed (water from Jerrawa Creek-line)- Rain tanks servicing each cottage - one 3,000 litre and one 2,000 litres- 12 minutes to Gunning; 20 minutes to Gundaroo, 25 minutes to Yass and 45 minutes to Canberra- Zoning: RU2 Rural LandscapeView Cloud Farm on:- Airbnb: <https://abnb.me/iqejpPNKCAB>- Instagram: <https://www.instagram.com/reel/CgNqnclhkEt/?igshid=NTc4MTlwNjQ2YQ==>- Disclaimer: All information regarding this property is from sources we believe to be accurate, however we cannot guarantee its accuracy. Interested persons should make and rely on their own enquiries in relation to inclusions, figures, measurements, dimensions, layout, furniture and descriptions.