

**269 Leighton Road, Gillentown, SA 5453**



**Sold House**

Monday, 4 September 2023

269 Leighton Road, Gillentown, SA 5453

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 21 m2**

**Type: House**



Mark O'Meagher



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## Contact agent

Rarely does a property of this magnitude come to the market in the Mid North, hidden amongst the trees offering peace and seclusion with vast bush land setting, this property presents a fantastic opportunity for a motivated buyer to continue this successful and highly rated B&B business in the popular Clare Valley. The property is set out on 21.13 ha (52.21 acres approximately), it has a small road frontage and two distinct hilltops with vistas over 60km looking north. The land includes a dam and a bore which is currently not used. The main homestead was built in 2013, below are some of the many features:

- Three double bedrooms, all with built in robes and reverse cycle air conditioning
- The master bedroom includes an ensuite with shower, vanity and toilet
- Open plan kitchen, dine and living space
- The kitchen includes a pantry and has a built-in bar
- The living space features a slow combustion heater
- Main bathroom with shower, vanity and toilet
- Above the main bedroom is a wonderful space for an office, bedroom or living room
- Undercover parking via the carport for two cars at the rear of the property with easy access to the home through the laundry
- Solar panel system with battery and instant gas hot water
- The house can be separated into two parts for hosted B&B if required
- Rainwater with filters for drinking

The property contains two log cottages: Mollycoddles (Built in 2000) and Mollyfies (Built in 2004) which are full time B&B's and both out of site from the main homestead and from each other, the cottage feature:- Fully self-contained with two queen size bedrooms- Open plan kitchen, dine and lounge room with reverse cycle air and slow combustion wood heaters- Bathrooms include a combined spa/shower plus vanity- Laundry and toilet- Instant gas hot water

Molly's Chase has Quality Accreditation through TICSA and the B&B's are pet friendly, dogs can run off-leash and stay in the cabins. The property is set up on rainwater and there are three septic systems with soakage. The property offers peace and seclusion whilst been a short drive to all of Clare's facilities including wineries and restaurants. The bird life is fantastic with at least 7 different parrot species and plenty of wildlife also. The cabins are walk in, walk out, with bookings into the future

For more information on the wonderful set up of this property please visit - [www.mollyschase.com.au](http://www.mollyschase.com.au) or Facebook - Mollys Chase

Do not miss this rare opportunity. Contact Mark today \$995,000 Mark O'Meagher 0424 156 780