

28 Craig Hill Road, Clare, SA 5453



House For Sale

Monday, 13 May 2024

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Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 39 m2

Type: House



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Ray White Clare Valley proudly presents "Craigs Hill" 28 Craig Hill Road, Clare, originally built by Archibald Craig in the 1800's, constructed from stone quarried on the property. Now the house is a beautifully extended return verandah villa with expansive views over the surrounding vineyards and valley. A rare offering to market, this niche property has only been sold five times in the last 160 years. The original stone home has been updated with a carefully planned high quality extension (by renowned builder SJM) to a total of 300sqm of living space, creating a luxurious home which provides the space and tranquility of owning a rural property, whilst still being only 2 minutes to Clare's main street. This property sits on a total of 95 acres, split over three titles including the house block, "Shiraz" block and the "Riesling" block. Welcome to the homestead:

- Enter into an expansive living space, blackbutt floorboards run throughout and the home encompasses 3.3-meter-high ceilings.
- The family space is warmed by a Yunca slow-combustion heater, set in front of a feature stone wall plus year-round comfort with ducted reverse cycle air-conditioning throughout.
- This space is filled with natural light from the expansive windows on the northern side of the home.
- Large family kitchen, offering ample bench and cupboard space. Equipped with a Bosch dishwasher, Fisher & Paykel 90 cm electric oven with a gas cooktop, large butlers dual sink, Caesarstone benchtops and a, walk-in pantry.
- Incorporate the whole family and guests into this space, enjoying the welcoming, warm atmosphere whilst overlooking fantastic views and with access to either of two outdoor entertainment areas, including the pool deck and stunning 12 x 4 metre saltwater solar heated pool.
- The plush carpeted master bedroom is situated to take advantage of the endless views, with French doors connecting to the front verandah, plus a walk-through robe and ensuite with underfloor heating.
- The original stone home comprises three large double-sized bedrooms, all with built-in robes, ceiling fans, and plantation shutters on the windows. A second living space that can be utilised as a children's playroom or simply a peaceful reading space.
- The main bathroom features a sandstone wall, drawing your attention to the priceless view. Enjoy an evening in the bath whilst capturing 180-degree views. Designed to have a separate toilet and vanity for your convenience.
- All three bathrooms feature Caesarstone benchtops, additionally the main with a heated towel rack and underfloor heating.
- Having the luxury of the third bathroom, within the laundry area - perfect for guests or coming straight in from the pool!
- The original stone cottage, lived in while building the main villa, offers a fifth bedroom and a separate office or storage space, with external access.
- The cottage sits over a 4.3m x 3.2m cellar.
- Large walk-in storage room, insulated for potential use as a wine cellar.
- The roof, external and internal walls are all insulated, combining well with double-glazed windows.
- Surround speakers in the living room, and USB ports in each power point.
- An undercover courtyard area, accessed from the kitchen for all year round entertaining.
- Surrounded by well-manicured gardens. Irrigated from bore and automatic system, subsurface, sprinkler, and drip irrigation.
- Fully fenced enclosed yard with expansive lawns.
- 90,000 litres of rainwater plumbed throughout the house, as well as mains connection.
- Massive 12 x 8-meter undercover carport with entrance to house.
- 7.5KW solar system with Tesla 8 KW battery and Envirocycle septic system.
- The house block is well fenced and perfect for running livestock.

The property as a whole has dual access from Craig Hill Road and McRae Wood Road. The Lifestyle with vineyard blocks

- Set over two titles, both blocks have numerous ideal house sites with northerly and easterly views over vineyards and the valley.
- The properties include direct access to the Wine and Wilderness Trail and native vegetation with a lifetime supply of wood
- Large three bay shed with bathroom and ample storage plus three phase power and 5000-gallon (18,500 litres) rainwater storage
- Shiraz planted in 1997, the block has been reworked in 2017 through to 2019
- Riesling planted in 2001
- Historical high end Shiraz block supplying labels including Kilikanoon and Penfolds, Riesling supplying one of Clare's best-known Riesling producers.
- Grape contracts available on both properties.
- Drip irrigation supplied by two reliable bores via storage tanks and automated system.
- Water license totally 10.998ML
- Vineyard yields and clones available on request

If you have dreamed of it, this property has it! Quality, luxurious and seamless inside and out. All the work has been done, ready for your family to move in and enjoy a dream lifestyle. A true rush of amazement will be met upon viewing this property, soaking in everything from the home, to the view and the ideal location. Hard to not imagine yourself here, here is your opportunity! Contact Agent Mark O'Meagher 0424 156 780