

334 Mount Coxcombe Road, Upper Lansdowne, NSW **ONE**AGENCY
MANNING VALLEY

2430

Lifestyle For Sale

Friday, 1 December 2023

334 Mount Coxcombe Road, Upper Lansdowne, NSW 2430

Bedrooms: 4

Bathrooms: 1

Parkings: 2

Area: 73 m2

Type: Lifestyle



Vicki Walker
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NEW TO MARKET Contact Agent

This one of a kind home, likened to a fairytale home, is situated in a stunning secluded setting amongst 183 acres (73.7Ha) in the picturesque Upper Lansdowne Valley on the Mid North Coast of NSW, with a wide cleared alluvial creek flat and the crystal clear waters of the Lansdowne River meandering along the front of the property providing a choice of large, crystal clear swimming holes to cool off in Summer. The land comprises of approx. 5 cleared acres around the home. Young growth beyond that was previously cleared, leading to more heavily timbered land. Water is plentiful with an irrigation licence on the river plus a dam. Constructed with the environment at mind and heart, using the ancient method of mud brick and timber from the property, rustic recycled door and windows and lovingly collected jewels to add a little sparkle, the home was lovingly constructed over 6 years. White Mahogany logs from the property were used in the pole construction. The gable ends of the home were constructed from mud brick and weatherboard cladding of Bloodwood and Flooded gum also provided from the property. Visually the home could be from another time, and with the mix of medieval style and fantasy you also get the sense of living in your own fairytale or movie set. Some of this effect comes from the many and varied leadlight windows and doors. The home is truly eclectic and individual. On the Western end where windows were kept fairly small to protect from the summer sun, there is an upper Juliet balcony with a decorative zinc metal awning. Enter the home via solid, handmade doors and pole slab edges inset with coloured glass through the full thickness of the timber so as to be visible from both sides, setting the scene for the many treasures within. The kitchen features a green ceramic sink, a large gas stove and a Rayburn slow combustion stove which also heats the water, pressed metal panels on the walls, old Victorian tiles have been used as a colourful splashback to the natural edged Blue Gum bench top. The flooring is 50mm Tallowwood timber boards. The high cathedral ceiling in the living room is lined with shiplapped Australian Red Cedar. At one gable end is a large coloured glass circular window, at the opposite end, a storage loft or mezzanine sectioned by draped "sail" fabric to emulate the mast of a ship. Striking and pride of place in the spacious living room is the tall curving fireplace built from secondhand bricks and old glazed pottery and decorated with jewels, providing a lovely cozy ambience in Winter. Replicating the functional Count Rumford design chimney for the internal shape and controlling airflow. There is also a split system air con to cater for your year round comfort. There are 3 generous bedrooms plus a loft area or 4th bedroom. A gothic-style church door leads to the main bedroom, this was transported from Mittagong awaiting its rightful place in the construction. This light filled room has windows on the North plus French doors between cordwood walls on the Eastern side leading to the Verandah. The second bedroom is constructed of mud walls, external and 2 internal walls of mud brick and one of poured earth. The 3rd Bedroom is at the rear of the home. The bathroom boasts a picture skylight and a rustic shower hob inset with bright mosaics. The separate toilet is an old fashioned cistern with a pull chain. A large pergola takes care of the summer sun. It is planted with deciduous wisteria and an ornamental grape to allow the sun through in the winter. Additional features include two large sheds, one with older bathroom carport, pizza oven, vege gardens, Solar panels, rich alluvial soil and plenty of water. This home has been designed and built to suit and express the individual. There is nothing modern and mass-produced here. A perfect hideaway haven and get back to nature. Call Vicki to arrange your private viewing 0400 253 485