

3456 Huon Highway, Franklin, Tas 7113

the property culture.

Sold House

Monday, 30 October 2023

3456 Huon Highway, Franklin, Tas 7113

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 2023 m2

Type: House



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\$815,000

Located right on the edge of the heart of the historic township of Franklin, this absolutely gorgeous cottage is also just across the road from the Huon River. It is both the preserved history and the modernised comfort that is now on offer that make this charming cottage so appealing. That and its position within the Franklin community. Tastefully renovated and extended to turn a piece of history into a wonderful home to enjoy today. The original house known as 'The Tollkeeper's Cottage' was built back in 1846 and comes with all the original deeds from when it exchanged hands throughout its life. They are an amazing collection of fabulous documents that paint a colourful life to date. The current owner has done a remarkable job in preserving everything possible of the past whilst adding all the modern comforts you expect today. In fact, he has gone beyond that and transformed this cottage into a 4 bedroom and 2 bathroom home, including a separate self-contained accommodation and created fantastic entertaining areas, from a deck that comes off the home and a garden fire pit area that then leads to the back garden/orchard. A concrete driveway accesses the garage/workshop. Totalling 2023m², there is also an established array of fruit trees, veggie enclosures and plenty of grass for the visiting kids or pets to run around in safety. This back part of the property has had plans drawn up for a possible subdivision should you want to reduce your land holding in the future. As you walk into the home through the front door, you are welcomed by beautiful period lights either side of the entry. The door itself has the original lock, beautifully preserved. From here you enter into the hallway that leads you past the 3 bedrooms, one is set-up as the study, overlooking the boats tied up in the river. Alternatively, you can enter via the side entrance straight into the kitchen. Bi-folds open this space up to the covered sitting area, a great spot to sit back with your cup of tea or coffee and watch the world go by as you soak up the sun. The kitchen is a wonderful modern addition with all the country charm you would expect from a sympathetic renovation. Here there is now underfloor heating coupled with quality appliances and yet there is space for an old timber table. The access to the accommodation has split barn doors with a quaint window to the side that perfectly frames a boat on the river like a painting on the wall. Connecting the kitchen to the lounge is a great space for the dining table. Walking through from the heated tiles, to the lovely timber floors, the lounge is has a welcoming snug feel complete with a wood fire for warmth and atmosphere. A reverse cycle air-conditioner will keep you comfortable all year round. A circa 1890 photo by HH Bally and the 1859 deeds that speak of ownership in 1855 hangs on the walls. These and all deeds since then are available along with a history of the house, which can be found on the Franklin History Group website. The gas converted light fitting in the hallway speaks of the period before the electrification of Franklin. Evidently, the fireplace in the front bedroom was operative when the house was electrified, with the light fitting being placed midway between the northern wall and the then frame of the fireplace, as marked on the ceiling. There are so many features in this cottage that will keep you wondering what life was like back then. Up the stairs through the split stable door, you pass a display of relics found on the property. This leads up to the self-contained accommodation. Ideal for visiting family and guests, this area also makes a great BnB as is currently the case. It takes up the loft area of the old part of the cottage with a quaint window overlooking the river from the bedroom. There is a kitchenette and a bathroom, and a glass door opens out to a covered deck. This is connected to the entertaining sundeck, making this area also very practical when entertaining your friends and family. Franklin is a very quaint riverside town with many eating out options all accessible by foot. You will love the convenience of this position and only 40 minutes from the Hobart CBD. Please contact us for further information or to arrange a private viewing.