

35 Mountain River Road, Grove, Tas 7109



Sold House

Wednesday, 6 September 2023

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Bedrooms: 4

Bathrooms: 2

Parkings: 5

Area: 5400 m2

Type: House



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\$1,400,000

Only 25 minutes from the Hobart CBD, this 1907 built Federation homestead offers timeless architectural elegance, historical significance, established gardens at the gateway to the Picturesque Huon Valley. The macrocarpa hedge and tree lined driveway welcome you to this grand home which has been immaculately cared for, and sympathetically updated to create the perfect property for anyone looking to embrace a countryside lifestyle, or for those looking for a large stately home which is both beautiful and practical. This is a home that inspires passion and creativity and your imagination will be captured as you make your way through the home, and then wander around the extensive and well thought out garden spaces. A classic low pitched hipped roof extends the full length of the verandah and wraps around both sides not only making the front entrance an attractive classic character facade, but a delightful space to relax with a cup of tea whilst listening to the music of abundant bird life. As you enter through the front door it is evident how skilfully crafted this home is with original features such as ornate high ceilings with decorative ceiling roses, cornice work, and wide timber architraves magically reflecting a romantic era. The entry hall skylight delivers a soft warming ambience and highlights the magnificence of the wide hall with its polished hardwood floors. A formal dining room features triple paned windows forming a bay window, decorative fireplace and picture rails to hang treasured pieces of artwork. The home opens out to a large lounge/casual dining area perfect for your larger pieces of furniture and the wood heater is wonderfully warming to settle in front of during those cooler months. State of the art hydronic heating has been installed to ensure comfortable living throughout, including the floor to ceiling glass atrium conservatory. This is a spectacular addition highlighting the magnificence of the surrounding gardens and capturing the changing colours of the landscape as the seasons change. This home features a country style kitchen room for family and friends to gather around the table and also makes for a wonderful space for those who love to cook and bake. An enviable Classic Falcon oven and solid timber bench tops deliver an exceptional quality appeal. The back veranda is an extension of this fabulous social hub and offers an option to entertain in an alfresco style looking over the gardens, or a private retreat to soak up the afternoon warmth. The bedrooms in this wing of the home all enjoy their own picturesque views and intricate period details. The main suite looks out to the front gardens through the triple pane bay window and the elegant second bedroom opens onto a light filled sunroom which captures the first rays of the morning sun. To service this wing of the home and just off the main hall is the well appointed laundry room which doubles as a wet room when you come in from an afternoon of gardening. Also just off the main hall is the spacious bathroom which has a separate shower, and a free-standing claw foot bathtub, ideal for relaxing in a little luxury. An additional wing has been renovated adding a self-contained zone and substantial in size ideal for offering your guests their own space when visiting, multi-generational living arrangements or perfect for renting as a bnb to tourists visiting the area. This intelligently set out zone boasts a generous sized floor plan along with a loft and an efficient Italian pellet heater creating a warm ambience. There is a significant amount of under house storage which includes the original cellar, larder, laundry and workshop. The stone foundations keep the temperature at a consistent cool temperature, so it is ideal for storing fruit preserves or your valuable vintages. A double carport, woodshed, multiple outbuildings, greenhouse to add to the home's portfolio of features. A 7.26kw battery-ready solar system using 22 LG panels and Solar Edge inverter with an estimated annual 9.4kw production has recently been installed. The heritage listed grounds hold as much historical significance as the home and for those who love gardening this property delivers something very special. Wincanton, as it is now, was once part of the larger portion of land originally selected in 1839 by Silas George Parsons, apple orchard pioneer. You will have your very own 1927 fountain, hand built stone walls, and the fertile soil is immediately evident as you walk around this flourishing garden of Japanese maples, Oak trees, 100 year old Cottonwoods, Birch trees, Poplars, aromatic shrubs, ferns, flowering plants plus an established orchard producing a variety of wonderful fruits. The orchard grows apples, plums, nectarines, peaches, pears, apricots, gooseberries, hazelnuts and features its very own delightful artists studio. With an enchanting history connecting this property to the heart of Grove, Wincanton offers a perfect healthy country vogue lifestyle. There simply is nothing to do other than move in and enjoy the character and charm this impeccable home brings. To arrange a private inspection of this magnificent property please email or call at any time. Rates - approx \$1,900