

37 Legerwood Lane, Legerwood, Tas 7263

House For Sale

Tuesday, 26 March 2024

37 Legerwood Lane, Legerwood, Tas 7263

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Area: 9989 m2

Type: House



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CONTACT AGENT

This stunning circa 1910 Federation residence 'Cloverlea' has undergone an extensive restoration, preserving its charming heritage features. With soaring ceilings, intricate mantle pieces, gleaming polished floorboards, and expansive hallways, the home exudes a timeless elegance while basking in ample natural light. Enclosed verandas offer tranquil garden views, and are glorious sun traps on chilly days, providing perfect spots for relaxation. The spacious modern country-style kitchen seamlessly integrates with the dining/lounge area and sunroom, creating exceptional entertaining spaces. The main residence comprises four bedrooms, including a master with an ensuite and walk in robe. Completing the layout is a family bathroom/laundry with separate toilet. The entire home is very well heated in Winter with hard wired panel heaters, a heat pump (reverse cycle air conditioner), two cosy wood heaters and a ducted system. The double layer ceiling insulation also keeps the rooms cool in Summer. For many years the separate self-contained studio-apartment has operated as a successful BnB and has recently been tastefully renovated to offer privacy and scenic garden vistas. Nestled on a sprawling 9989m² (2.5-acre) securely fenced plot, the property boasts enchanting gardens, century-old trees, expansive lawns, berry enclosures, productive vegetable beds and a chicken pen and the quintessential greenhouse and garden shed. With its breathtaking views of farmland, mountains, and valleys; it truly stands as a unique gem, sure to impress upon inspection. Ideally situated within the burgeoning tourism hub of the North East, the property offers easy access to world-class attractions. The renowned Blue Derby Mountain Bike Trails are just a 10-minute drive away, with exciting new trails linking nearby towns. Branxholm is poised for growth, while Bridport, home to internationally acclaimed golf courses, is a leisurely 40-minute drive. The Bay of Fires, famous for its pristine beaches, is just over an hour to the east, while Launceston lies approximately 1 hour 15 minutes away, completing the array of nearby attractions.