

370 Torryburn Rd, Torryburn via,, Vacy, NSW 2421



Sold Lifestyle

Sunday, 20 August 2023

370 Torryburn Rd, Torryburn via,, Vacy, NSW 2421

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 55 m2

Type: Lifestyle



Pamela Munson

\$2,950,000

"Oakley" is incredibly beautiful. Providing a stunning country lifestyle centered on the gorgeous luxury Homestead. Master built with highest quality construction. Low maintenance and ease of country lifestyle are an important design feature. The Homestead is hidden from any main roads. Tucked away, in a world of your own. As you drive in, the property unfolds before you, culminating in the stunning home location. Positioned privately, set high, with an amphi-theatre effect, overlooking the awe-inspiring valley views. Although the House is elevated above the valley, there isn't any extremely steep country on Oakley. Oakley's land is pasture and huge shade trees, all accessible by vehicle. Being mostly level to undulating country, with a couple of hills, you can drive to all boundaries easily. The much steeper surrounding timbered hills shown in photos and video are neighboring properties and provide a scenic backdrop. **THE HOMESTEAD:** The design of the house is stunning by day, and brilliant at night. The ever-changing panorama stretches out before you. Inspiring. Uplifting. Invigorating. Floor to ceiling windows and glass French Doors bring the views into every room. The long lunch venue on the verandas is simply spectacular. The evenings, beside the fireplace or overlooking the golden sunsets over the valley are equally inspiring. The views are everchanging, with misty rainy days, inspiring sunrises over the valley. Romantic moonlit nights, and big starry skies. Oakley was designed for country entertainment. Nature provides a spectacular on-going panoramic show. Seeing is believing just how incredible this Country home is, the photos really don't do it justice. **SUMMARY: LIVING AREA:** The dramatic vaulted ceiling to the main open plan living area provides a definite wow factor on entering the Home. The ceiling height and light and airy design, with floor to ceiling glass French doors and windows capturing spectacular views on both sides, elevates this Home 'to out of the ordinary'. The centrally located double sided slow combustion fireplace with sandstone surround and fireside seating is a striking feature.

DESIGNED IN THREE WINGS, with two separate bedroom and bathroom wings, and a central wing with open plan living, dining kitchen area. A total of 5 Bedrooms and 3 bathrooms over the 2 wings, please see floor plan. **THE FAMILY WING:** has the Master Bedroom with En suite, 2 children's Bedrooms and Family Bathroom. Both luxury Bathrooms have under floor heating. All bathrooms have travertine floors. **THE SEPARATE GUEST WING:** has 2 Bedrooms and a shared Bathroom. Western Cedar French Doors open onto Verandas. The views are astounding from every room. **KITCHEN:** Designed for country entertainment. Elegant, seamless design, with extra-large island with Quantum Quartz bench tops with waterfall feature. Copious storage with under bench drawers, pantry, and wall cupboards. Stainless steel Oven and Range hood, glass cook top and glass splash back. The dining area is adjacent to the fireplace. **FLOORING:** Beautiful wide cut, Spotted Gum floors to the living areas and quality carpets to bedrooms. **AIR CON:** 2 x ducted reverse cycle Daikin air conditioning systems. Ceiling fans in all bedrooms, and main living areas. **SOUND SYSTEM:** Integrated, hard-wired Bang and Olufsen sound system, including 6 stacker CD player, 4 internal B and O speakers, 2 external Sonance speakers. **ARLO SECURITY SYSTEM**, with internet based remote alerts, video images and image retrieval. **NBN satellite/router** installed. **WATER TANKS:** 2x 22,000 litres concrete drinking water tanks. **GARAGING:** Attached double garage with internal access to House. **OTHER FEATURES:** Quality Western cedar doors and windows. Tallow wood veranda decking with impressive rarely available solid Tallow Wood veranda posts. A House for many uses. Designed for family enjoyment; a party house in a magnificent setting. Or, as a hideaway retreat, that is still easily accessible by 2WD. Living here is good for your soul. Once you experience the views and see the spectacular landform on site, you will appreciate all that Oakley has to offer. **THE LAND:** 137 acres, has been nurtured and generally lightly stocked to promote heavy pasture growth with predominantly native grasses. Well-watered, being located within a high rainfall area with 8 good stock dams, several dams are reliably spring fed. There is very efficient run-off into the dams and several seasonal watercourses. You can run your own cattle or perhaps continue the existing agistment arrangement with the local farmer. You don't have to be a farmer to own "Oakley", but you can have the lifestyle, there are local farm managers and farm hands to assist if you want to run your own stock. 137 acres of adventure to explore, whether on foot, or horseback, farm bike or in the 4WD. Paddocks studded with huge Eucalypts, watercourse gullies, spring fed dams with wildlife, always with the background of those stunning views. A healthy living environment for children to grow and build a lifetime of memories. So much to explore and enjoy. The property overlooks two valley systems. North to the Barrington Ranges on the skyline, or South over the Allyn River Valley to distant ranges. The scenery from the top of the ridgeline is truly breathtaking. The entire farm is accessible by vehicle. One of the front boundaries adjoins the renowned Torryburn Horse Stud mare paddocks. "Oakley" is very suited to horses. There are broad, level to very gently sloping and well drained paddocks perfect for building an Arena, horse paddocks and stables. There is a strong local horse community. The house paddock has been

deliberately designed to be low maintenance. If desired, you can create your own country garden designed to your specific needs. Located in an area of high average rainfall of 40 inches per annum. Oakley benefits from coastal rains and rain off the Barrington ranges.

Nature's garden provides the stunning natural beauty of the backdrop of a big Australian landscape, providing inspiration to any country garden lover. THE SHED: Separately located below the Homestead. 3 bay Colorbond shed with power connected, kitchenette, shower, toilet, HWS. Carport for tractor.

FENCING: Very well fenced. POWER: Single phase power is connected to the Homestead and Shed. Detailed property description, Inclusions lists, and Contract are available on request Phone Pamela.

LOCATED: Within 12 to 20 mins of local villages of Gresford, Vacy and Paterson with Schools, Cafes, IGA supermarkets, Hotels, Restaurants, Butchers, and all local amenities. 2 1/2 hours Sydney. approximately 1 hour to Newcastle airport. 35 mins Maitland, 50 mins to Pokolbin Hunter Valley Vineyards, Restaurants and Golf Courses. 1 1/4 hours to Newcastle CBD beaches. Hunter Valley Grammar School is located at East Maitland, with private HVGS school bus at corner of Torryburn Road on Gresford Road corner. Council garbage collection at front gate. Inspect by prior appointment.

phone Exclusive Agent. Pamela Munson 0427 207542 Disclaimer: Whilst all care has been taken preparing this advertisement/ property details, for 370 Torryburn Rd, Torryburn and the information contained therein has been obtained from sources, we believe to be reliable, Pamela Munson Trading as Pamela Munson Country Estates does not warrant, represent, or guarantee the accuracy, adequacy, or completeness of the information. Pamela Munson trading as Pamela Munson Country Estates accepts no liability for any loss or damage resulting from reliance on this information, and potential purchasers should make their own investigations.