

39 Upper Capel Road (Upper Capel), Donnybrook, WA 6239

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PROPERTY

Mixed Farming For Sale

Wednesday, 12 June 2024

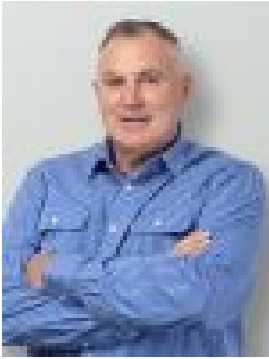
39 Upper Capel Road (Upper Capel), Donnybrook, WA 6239

Bedrooms: 3

Bathrooms: 1

Area: 22 m2

Type: Mixed Farming



Peter Johnston
0897915777

Offers

Nestled amongst rolling hills, Coughlan Estate spans 22.75 hectares or 56 acres of stunning elevated contour with views across to the Donnybrook townsite just 2km away within the well-known Geographe Wine Region. This region has a long history of grape growing and is now emerging as one of Australia's exciting wine making areas. The current owners have a strong affiliation with the Geographe Wine Industry Association and other producers and are constantly developing vibrant wine experiences for those visiting the area. Currently operating as a productive vineyard with a stunning architecturally designed cellar door that incorporates a café/function centre. This unique building was sited and designed to complement the surroundings with sweeping views across the vineyard, the forest just across the road and the Donnybrook townsite in the far distance. An additional character 3 bedroom, 1 bathroom cottage evokes a relaxed setting with a backdrop of tall majestic Australian bushland and positioned well away from the cellar door. Ideal for a family/manager or possible short term chalet (subject to shire approval) the cottage has been beautifully renovated with an adjoining olive shed with power and water connected. With a beautiful entry statement made of timber and stone and with quality foundations already in place, Coughlan Estate offers an exceptional opportunity to secure a lifestyle package that offers so much flexibility for diverse business ventures if required. Cellar door: The cellar door operates as a part time restaurant or function centre, with a versatile commercial kitchen. It backs onto landscaped bushlands and overlooks the vineyard and neighbouring pasture paddocks. The architecturally designed cellar door is constructed with rendered strawbale, timber and steel giving that superior quality and versatility for future owners. There's been substantial improvements in the property with the addition of the solar power system embedded into its structure, harnessing the sun's energy and providing a large surface area for collecting rainwater. The large overhang and double glazing throughout helps keep the building cool in summer and warm in winter. New air-conditioning and superior upgraded kitchen facilities are all in good working order. Sheds: • ☑ Powered workshop and a spacious 3-bay shed with a lock-up, insulated temperature controlled covered wine storage facility that has recently been constructed • ☑ A third character olive lock-up shed with power connected • ☑ Extended cement driveways have been added for larger vehicles to access and parking area if required. Residence: Constructed of timber with an iron roof, the charming 3 bedroom, 1 bathroom country cottage has spacious bedrooms and modern hard flooring. Split system air-conditioning keeps you comfortable while a soak in the clawfoot bath allows a little bit of country luxury. The galley kitchen lends itself to entertaining with generous bench space, modern electric induction stove & oven plus dishwasher. Water: Water is fed from a solar-powered bore, pumping water to the top parts of the farm then gravity fed back down to stock and gardens. The premium soil is well-drained gravelly loams that contribute to the quality of the grapes. Rainwater is strategically collected and filtered for use at the Cellar Door. The fencing is good quality and there's decent pasture for grazing sheep, currently up to 80 head of Dorper sheep at the rear of the farm. A lease is currently in place but will likely be finalised prior to settlement or could continue if required by the new owners. Location: Only a short 3-minute drive from the well serviced town of Donnybrook off the South West Highway, Coughlan Estate is ideally situated to explore the Geographe Wine Region with many tourist destinations close by including, the Munda Biddi mountain bike trail and Bibbulmun Track. Bunbury is only 30 minutes away and approximately just over 2 hours from Perth. A very attractive unique property offering numerous options to take the property to the next level or convert into a premium lifestyle estate. This well-established property will be sold with land and improvements only. Located in Upper Capel within the Shire of Donnybrook - Balingup