

**396 Cudlee Creek Road, Cudlee Creek, SA 5232**

— Adelaide Hills

**House For Sale**

Wednesday, 8 November 2023

396 Cudlee Creek Road, Cudlee Creek, SA 5232

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 8**

**Area: 18 m2**

**Type: House**



Sam Oborn

0883937900

## Best Offer By 27th November at 12noon (USP)

Best Offer By Monday 27th November at 12noon (Unless Sold Prior) Nestled within the picturesque landscape of Cudlee Creek, "The Briars" is a captivating C.1910 stone home that has been extensively renovated yet provides all the charm and character you could hope for. Sitting proudly on a sprawling 45.91-acre parcel of land, this estate has so much to offer, including a tennis court, shedding, whopping 20kW solar system, revegetated land, hobby vineyard, creek and so much more. A property you need to visit to truly appreciate its charm and beauty. As you enter "The Briars," the high ornate ceilings and polished timber floorboards immediately capture your attention, a testament to the timeless character of the home. The heart of the home reveals a recently renovated and extended kitchen and dining area, complete with quality appliances, including a dishwasher, oven, gas cooktop, impressive Dekton benchtops, and walk in pantry. For cosy winter nights, the slow combustion heater adds warmth and an inviting ambiance. The lower level of the home also boasts a library, powder room and two bedrooms, including the master suite. The master suite is more of a private oasis, featuring a walk-in robe, ensuite with spa bath, and a separate retreat that invites you to unwind. Upstairs offers an additional living room, convenient kitchenette, study nook, new bathroom, two additional bedrooms and a light drenched balcony. A step outside and we are sure this impressive property will cover your hobbies. With a full-size tennis court, charming cubby house, outdoor entertaining area, meandering creek, terraced gardens, hobby vineyard, extensive shedding, revegetated areas and incredible views from the top of the hill. Practical features include a 20kW solar system, a bore offering excellent water quality, and 3 phase power. Whether you're seeking a serene retreat, a place to call home, or an opportunity to embrace the joys of rural living, "The Briars" delivers on all fronts. With its close proximity to local wineries, minutes from Lobethal, and numerous features to explore; this estate invites you to experience a life of tranquillity, beauty, and modern convenience. More to love: C.1910 stone home 18.58ha // 45.91 acres Productive Rural Landscape (Z4802) - PRuL High ornate ceilings New kitchen with dishwasher, oven, gas cooktop & Dekton benchtops Slow combustion heater Timber floorboards Library Master bedroom with WIR, ensuite & retreat Upstairs offers living room, two bedrooms, kitchenette & study nook New w/c and upstairs bathroom Outdoor entertaining area Balcony Storage space in roof Cellar Cubby house Tennis court Creek Great shedding 3 phase power Stock yards Gas hot water system Ozzi Clean Small vineyard Terraced gardens Revegetated area Rainwater - approx 49,000L Bore with excellent quality 20kW solar system, only 3 years old Close to a variety of wineries Minutes into Lobethal Plus so much more..