

**40 Church Street, Ross, Tas 7209**



**House For Sale**

Friday, 29 March 2024

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 669 m2**

**Type: House**



Nick Hay

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## Contact Agent

Step into a piece of living history with this stunning stone cottage in Ross, Tasmania. Very typical of its Georgian era in its simplicity and restraint - the hipped roof, centered front door with sash windows on either side, it has perfect symmetry and proportion. The beauty of the historic convict-built wide sandstone walls can be seen throughout the home and sit perfectly alongside deep windowsills. Original floorboards with their perfectly aged patina feature throughout most of the home setting the ambiance and creating that warm, cosy vibe. The compact kitchen, with its eclectic fixtures and fittings, giant fireclay sink, chequerboard flooring and views over the courtyard, has been brought up to date featuring modern appliances without sacrificing any of the home's original charms. The heart of this house is the spacious living/dining area + adjoining lounge. You are invited in by a grand wood fireplace, perfect for chilly nights. Heat from this fire is ducted to the dining room. Both bedrooms in the main house have their own pared back appeal, both feature open fireplaces, fabulous mantels and panelled internal window shutters and both have electric panel heaters. The large bathroom with its toasty floor heating underfoot has a beautiful and oh so luxurious feel to it. Lounge in the free standing bath, open the doors to the garden and you almost feel like you are bathing in the great outdoors under the stars. 'Papa's Place' is a free-standing, stone, ensuite 1 bed room, separate from the main house and it is absolute perfection. Sandstone walls merge with floors of the same and the exposed beams, although weathered by time, still remain sturdy and strong. A chandelier casts its soft shadow over the room and imposing mantel provides an area to display curios from your past. Guests and visitors will love to sleep here if you can bear to give it up yourselves, otherwise it would rate very highly as a short-term accommodation option (subject of course to successful approval). Adding to its appeal is its very own private courtyard leading to a hidden garden oasis. The gardens of Bacon Cottage are charming with their clipped rosemary hedges, beds of fragrant roses, borders of buxus surrounding clusters of elegant slender stemmed irises and imposing copses of silver birch trees. Bathed in sunlight by day and offering picturesque hues at dusk, this property sits in the heart of Ross, just metres from all of the Town's iconic "must see" attractions - The Ross Hotel (C1835), Ross Village Bakery (famous for their scallop pies), The Ross Bridge + various niche shops and businesses. Ross is 120km north of Hobart, 80km south of Launceston and 50km to Swansea on the East Coast of Tasmania. Don't miss this rare opportunity to own a spectacular piece of Tasmania's past. Howell Property Group has no reason to doubt the accuracy of the information in this document which has been sourced from means which are considered reliable, however we cannot guarantee its validity. Prospective clients are advised to carry out their own investigations.