

42 Pyne Way, Mount View, NSW 2325



Lifestyle For Sale

Thursday, 23 November 2023

42 Pyne Way, Mount View, NSW 2325

Bedrooms: 5

Bathrooms: 2

Parkings: 10

Area: 14 m2

Type: Lifestyle



Cain Beckett
0249914000

EXPRESSIONS OF INTEREST

Set on 35 rolling acres in one of the most sought-after and picturesque pockets of Hunter Valley Wine Country, this stunning estate offers a fully renovated five-bedroom homestead with panoramic views, an in-ground swimming pool, established fruit orchard and horse stables. It is five minutes (3km) to Bistro Molines (a mountainside French bistro), an hour to the sandy beaches of Newcastle (57km) and two hours to the CBD of Sydney (160km). Currently operated as a profitable short stay accommodation property, it is a favourite among those looking to enjoy the vineyards, restaurants, cellar doors, golf courses and concerts that area is famous for but would also be an amazing country residence for those looking to settle more permanently or semi-permanently. As you arrive, custom iron gates lead you through established Jacarandas to the homestead high on the hill with open views of the surrounding properties to the Watagan Ranges. Wide covered verandas invite you inside where tall ceilings, a bold colour palette and polished timber floorboards make a striking first impression. The main living space with crackling gas log fire flows seamlessly to the open kitchen with 900mm cooker, stone tops and plenty of storage. A second living space offers even more space and flexibility with another Victorian fireplace and an alfresco space outside offers Tuscan-like views with privacy and protection from the elements. The primary suite is on the ground floor and is very generous in size with both a walk-in robe and freshly renovated ensuite. Three additional bedrooms are upstairs with exposed cathedral ceilings, Dormer windows and they share another freshly renovated bathroom. A fifth bedroom or ideal work-from-home space has an external access to the veranda and would be just as good for adult children or extended family that enjoyed their own space or a home office. A powder room and laundry add functionality to the ground floor, along with a double garage, triple carport and reverse-cycle air-conditioning which keeps the property comfortable all year round. Outside, a sparkling in-ground pool with travertine paving and cute recycled brick court is clearly where most of the summer months will be spent watching the sun set on the hills and a glass of local wine in hand. An established citrus and stone fruit orchard will keep you captivated through the seasons and popular with friends when you take bags of your own grown produce back home. A large machinery shed with 18 panels of solar provides ample storage for all the toys and equipment and four earth dams and a bore ensure the property remains abundantly watered. Horse stables and a number of paddocks allow you to agist some cattle or horses, run your own stock or just keep as wide open space and your very own sanctuary from the rest of the world. Inspection by private appointment.