

420 Signal Flat Rd, Ashbourne, SA 5157



Sold House

Wednesday, 27 September 2023

420 Signal Flat Rd, Ashbourne, SA 5157

Bedrooms: 5

Bathrooms: 3

Parkings: 8

Area: 17 m2

Type: House



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\$1,700,000

If you are looking for a free market appraisal for your property, please contact Sylvie Clarke on 0411 191 005. This property offers a stunningly beautiful environment among centuries-old river red gums with the Finniss River meandering half a kilometre through the property and views over the valley. Connect to nature with 2500sqm wetland, an abundance of birdlife (up to 56 identified native species) plus amazing flora and fauna; an essential feature is the water licence that permits the taking of 21,320kL annually providing potable water to the house, cottage and wetlands. The property features two fully self-contained residences and shedding including a massive workshop with power, industrial lighting, plumbing, insulation and high clearance doors. The two-storey double-brick, slate-clad home showcases the beauty and sustainability of organic architecture with open spaces; high ceilings for cross ventilation; a surrounding verandah with stairs leading to the park-like grounds; a terrace where you can sit in comfort and watch the birds fly in for a swim and listen to the frogs' chorus; plenty of natural light through polished cedar windows; and French doors overlooking the valley and hills. A fantastic architectural design with a touch of Frank Lloyd Wright's Prairie House style plus wonderful interior features that include open spaces with high ceilings, polished Scandinavian-look oak solid timber floors throughout the living areas, insulated internal walls, LED lights and leadlight windows. In contrast, the late 1800's stone cottage has all the character of yesteryears, including verandah overlooking the garden and surrounds. It is an ideal guest house or could be used as a B&B to generate income. Some of the main features you will love: The Main Home The home's spacious open plan living areas include a combustion heater, a bespoke built-in bookshelf, a dining area, and large sliding doors and windows with access to the verandah. The country style kitchen offers all the modern amenities and plenty of storage space including a walk-in-pantry and island bench. It features quality appliances including a Miele D/W and an induction AEG electric cook top and oven. The downstairs bedroom could be used as a guest room, studio or office and has its own access to the verandah. The guest bathroom includes a shower, toilet and vanity. The adjacent laundry has ample built-ins for storage plus a large bench and separate door to the service area. Heading upstairs you will find a spacious landing perfect as a sitting room and shared space between the two large bedrooms each with BIRs and whisper quiet ceiling fans. French doors in both bedrooms open to a gorgeous terrace overlooking the beautifully landscaped garden. The second bathroom includes a vanity, toilet, shower and spa bath, and a skylight. The Cottage The beautifully renovated cottage has a verandah on two sides and solid Baltic timber floors throughout. It includes a country style kitchen with the original fully operating wood oven plus modern appliances including an electric ceramic cooktop, a Bosch 45cm dishwasher, and a split system R/C air conditioner. The lounge has a pot belly combustion heater and a split system R/C air-conditioner. Two large bedrooms adjoin the kitchen and lounge. The bathroom includes a toilet, shower, vanity and spa, and a European laundry with an instant gas H/W system. Other fantastic features Two cellars under the main house, including one with room for entertaining or creating your own art studio or wine cellar; Separate solar systems on the cottage and main shed/workshop; Phone system and internet connection through satellite dish; An automated security gate; A water licence allowing the taking of approximately 21,320kL for a charge of \$250 per annum; A 20,000Lt gravity-fed rainwater tank plumbed to the house plus a 50,000Lt holding tank that provides water to the house, cottage and wetland; The huge main shed (9m x 10m) is fully insulated with a polished concrete floor. It has two phase power, piping for use with an air compressor, large halogen lights plus a combustion heater, and is fully plumbed. Access is through two full height sliding doors; The middle shed of approximately 6m x 8m has a polished concrete floor, two sliding doors and is fully insulated and plumbed; The 8 fully fenced paddocks currently grow meadow hay; Fruit trees include a peach, apricot, nectarine, mulberry, fig, lime, avocado, two orange trees (including a blood orange) and two lemon trees. A fenced vegetable garden includes established asparagus plants; Both houses are surrounded by automatically irrigated gardens and lawns. Birdsong offers the best of both worlds, a retreat back to nature with the option of generating extra income and only a five-minute drive to Ashbourne's popular nine-hole golf club, the famous Greenman Inn, and a 15-minute drive to historic Strathalbyn's shops and cafes. For further information please contact Sylvie Clarke on 0411 191 005. PLEASE NOTE:- Every precaution has been taken to establish the accuracy of the material herein. Prospective purchasers should not confine themselves to the contents but should make their own enquiries to satisfy themselves in all respects. Smart Home Vision will not accept any responsibility should any details prove to be incomplete or incorrect.