

# 427 Springs Road, Mount Barker Springs, SA 5251

## House For Sale

Tuesday, 19 March 2024

427 Springs Road, Mount Barker Springs, SA 5251

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1 m2**

**Type: House**



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**\$1,550,000**

Steeped in local Adelaide Hills' history and nestled on the whisper-quiet outskirts of Mount Barker, 427 Springs Road – a gorgeous, 1862 heritage-listed stone cottage and former Burnbank School House – captures a rare and remarkable 1.53-ha estate spilling with yesteryear charm, as well as sweeping gardens and serene natural grounds of unrivalled tranquillity. With solid, local stone footings delivering utter contemporary comfort, this lovely 3-bedroom property complete with a beautiful, ensuite master and French doors opening to a decked terrace and flowering scenery beyond, invites a picturesque base for those in search of a slice of countryside heaven. Enjoying a touch of modern open-plan entertaining helmed by a cracking combustion fireplace, sparkling and stone-topped chef's zone ready to inspire culinary delights, and central dining area; this effortless social hub flows under wonderfully lofty ceilings. With a mezzanine floor adding welcome space to relax or unwind, spacious main bathroom centred around a cast-iron, clawfoot bath, and brilliant timber-decked alfresco overlooking lush greenery and native trees teeming with magical birdlife... there's a level of soul-enriching serenity here most can only dream of. In addition to the character home, you'll also find a large 12m x 6m shed featuring another handy storage mezzanine and attached office or studio, while huge rainwater tanks, premium filtration system, and underground bore ensures the house and garden have abundant fresh water. Long, meandering gravel paths, a passing creek, stunning flowering feature trees (from Crab Apple, Robinia, to Weeping Cherries), and a leisure stroll to the sprawling grassy knoll offer memory-making picnics and fun-filled get-togethers with friends. There's also stables, sheds, a massive chicken coop, along with an endless supply of wood to stoke your winter fires, and all the exciting possibilities that come with laying claim to such a prized parcel of land that'll see you try your green thumb and become a fresh produce hobbyist in no time. Located moments from central Mount Barker for all of your modern amenities, iconic Adelaide Hills' villages and cellar doors at your fingertips, and a mere 25-minutes to the bottom of the Freeway where you'll find all your cosmopolitan needs – relocating to such resounding peacefulness might be the chance of a lifetime.

**FEATURES WE LOVE-** Beautiful c.1862 stone cottage and former Burbank School House, heritage listed to preserve the history of Adelaide Hills rural settlements- Set on a sprawling 1.53-ha (approx.) parcel of land, undulating with grassy pastures, picturesque spring and lush landing, trickling creek, and stunning gardens, as well as flowering trees populated by local wildlife- Lofty and light-filled open-plan living, dining and kitchen combining for one elegant entertaining hub- Stylishly updated contemporary chef's zone featuring stone bench tops and island, abundant cabinetry and cupboards, brass fixtures, and stainless appliances including dishwasher- Solid stone walls creating a well-insulated and ambient temperature year-round, zoned reverse cycle air conditioning and cracking combustion fireplace- Open air mezzanine level, ideal for a study or relaxing sitting area- Lovely master bedroom featuring BIRs, AC, private ensuite, and French doors opening to the decked terrace- 2 additional generously-sized bedrooms, spacious main bathroom featuring striking clawfoot bath, and large laundry- Stunning all-weather outdoor, alfresco inviting picture-perfect morning coffee routines and breathtaking sunny lunches overlooking leafy gardens and native trees- Double carport, as well as large 12m x 6m shed with storage mezzanine, and attached office, including separate power meter if business operations require- 3-phase power, Elgas rented cylinders, array of high-volume rainwater tanks, as well as a desalination bore providing copious water to the house and gardens

**LOCATION** Wonderfully private countryside escape only 8-minutes from the vibrant centre of Mount Barker keeping you in easy reach to all your shopping, café and amenity needs Close to a range of Adelaide Hills' village, such as Hahndorf, Stirling, Uraidla and Lobethal Only 25-minutes to the bottom of the Freeway where you'll find the cosmopolitan Burnside, and CBD moments further. CT / 5216/530 Council / Mount Barker Land / 1.53 ha All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.