

476 Hogans Road, Upper Lansdowne, NSW 2430

ONEAGENCY
MANNING VALLEY

Lifestyle For Sale

Wednesday, 29 November 2023

476 Hogans Road, Upper Lansdowne, NSW 2430

Bedrooms: 3

Bathrooms: 2

Parkings: 7

Area: 3 m2

Type: Lifestyle



Vicki Walker
0400253485

NEW TO MARKET

Welcome to "The Folly" This welcoming homestead takes pride of place, perched on a gentle rise with views over the immaculate 8.9 acre (3.61Ha) property, to the impressive picture perfect backdrop of the stunning views of Mount Coxcomb, Mount Olive and the Lansdowne Escarpment. This property certainly is a must to inspect to truly appreciate the warmth of the home and to take in the incredible scenery and quality of land on offer. This is a perfect hobby farm suitable for a couple of horses and/or cattle as the property is fenced into paddocks and has 3 dams. Have some chooks in the chookhouse and grow your own produce in fenced vege garden. There is also an array of established fruit trees including two magnificent mango trees. Or you may just want to kick back and relax and enjoy your stunning environment. The inviting homestead offers three spacious bedrooms plus a spacious office or 4th bedroom. The master bedroom features a modern ensuite and air conditioning and 3 of the 4 rooms have French doors leading onto the verandah. The second bedroom is privately situated, next to the main bathroom and features an adjoining sunroom or living space with French doors onto the verandah providing a private entry. This provides a perfect space for inlaw, guest or Air BnB accommodation. The inviting, spacious living room features air conditioning that flows in from the adjoining family room, cozy log fireplace for the winter and ceiling fan, providing you with year round comfort. Perfectly framed by the window, enjoy the picturesque view of the surrounding landscape. The kitchen / dining Family room area provides plenty of space for the growing family to gather at meal times. The kitchen is practical by design with ample cupboard and bench space in addition to a large walk-in pantry and dishwasher. This property enjoys predominantly cleared slightly undulating land with quality soil and beautiful shade trees. There are internal paddocks which allow for the easy handling of cattle or horses and spelling of pastures. A good set of cattle/loading yards to the front of the property also provide for easy handling of stock. There is also plenty of space for all your outdoor toys and tools with an abundance of shedding a 12M x 8M garage with concrete floor, workshop, WC and plumbed water at the rear, solar panels and an adjoining 12M x 3.6M double length carport plus a separate 6M x 12M (4 bay) machinery shed. Further infrastructure includes an expansive undercover entertaining area, 4 water tanks, 3 dams, a brand-new pump on dam, a septic system, solar hot water. There's a 5kva generator so blackouts are never a problem. A chook yard, solar hot water and a wood fire for heating, air conditioning along with established trees, gardens and vege gardens to cap off a remarkable rural property. Mother nature has certainly provided her best in the Upper Lansdowne Valley. Ancient volcanic plugs protrude from the landscape which are overlooked by a towering mountain range and its stunning escarpment with ever changing colours. Enjoy cool mountain breezes that sweep its way through the homestead doors during summer. Enjoy the views from Newby's lookout or head to the beautiful beaches of Harrington and Crowdy being only a 30-minute drive away and enjoy the best of both worlds that our stunning Manning Valley and Coast have to offer or head to the shops of Taree approx. 35 mins away or Wingham just 25 minutes for some retail therapy and great cafes. A unique country lifestyle, in a stunning location, amongst a wonderful country community is just waiting for you. Don't delay in enquiring about this one, call Vicki Walker today on 0400 253 485 to arrange your private inspection.