

52 Wilmot Road, Forth, Tas 7310



Acreage For Sale

Friday, 20 October 2023

52 Wilmot Road, Forth, Tas 7310

Bedrooms: 5

Bathrooms: 1

Parkings: 2

Area: 5 m2

Type: Acreage



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Offers Over \$975,000

The views will simply take your breath away in this wonderful location perched overlooking the farmlands and township of the Forth Valley and out over the Leith Estuary onto Bass Strait. Set on approximately 14 Acres (5.708 hectares) of highly fertile red Basalt soils, ideal for a range of cottage industry farming and gardening pursuits, overlooked from the two storey, five bedroom residence (Circa 1970) - The question could be posed, "What more could you want in a home". Within walking distance or a couple of minutes drive from the local store and pub, and less than 10 minutes drive to Devonport and Ulverstone - all the boxes are ticked! The home is typical of quality residences built in the 1970's and mid 80's, it features timber finishes of a high quality that add a warmth to the interior, naturally given its setting was constructed to make the wonderful views a drawcard of the site and generous windows feature to allow light in and views outward. Downstairs features a formal lounge with open fireplace and stain glass feature doors opening and step up to open plan north-facing sitting and dining areas that open to a generous timber deck to view your kingdom, and also lead to the kitchen area with a north and eastern orientation. Master bedroom (if you so choose) featuring elegant timber built-ins and westerly views to the gardens, bathroom and laundry complete the downstairs living before venturing upstairs to explore further the living options. Upstairs and each with views arguably a "step up" in expanse are a further four bedrooms and recently updated family bathroom. This is where family size and choice plays a part as the vendors currently use them as guest bedroom, office, craft and hobby rooms - all feature views with east, north or western aspects - each of the rooms have inbuilt storage capacity. The home has a number of heating/climate control options, with open fireplace in the lounge, a recently installed pellet fire heater in the foyer area, and reverse cycle heating/cooling options in the open plan of the kitchen/dining/sitting area. Warmth from any of the options radiates to the upstairs family living. During summer months sail cloths can be erected over the decking for shade if desired and the northern window feature retractable awnings if preferred. This is a property that keeps giving from the time you access the site. The bitumen sealed driveway is lined with stately native eucalypts. As you make your way up to residence from Wilmot road you bypass the pastures (of the two main paddocks) on your left, on your right as you pass the end of the tree-line you pass the farmlets versatile shed compound - There are 5 shed facilities which serve a number of purposes and hold a huge amount of potential, whether for hobby or business potential including tourism. The sheds traditional uses are for shearing, timber racking & storage, workshop and maintenance, hay and machinery storage, and 3 bay secure vehicle and machinery storage. 4 of the sheds can be secured for security purposes. The area of the compound provides sufficient parking that may make it attractive to a new owner to operate a business, cellar door, craft sales or mechanical - they are simply options, and would need to allow for the access being one lane only. The bitumen paving continues to the residence, entering and passing through the gardens, stone feature walls, garden sheds, netted fruit & vegetable tunnels, various utility garden sheds, general purpose parking bay, newly erected 6m x 6m Colourbond work shop and glasshouse/potting & propagation to the arched double garaging and storage at the rear of the home. The gardens surrounding the house have too many features to list on site, but feature a host of ornamental natives and deciduous, produce bearing fruits and nut trees, designated and protected garden areas for fruits and vegetables. A list of the major attractions of the garden plants is available as is an list of implements, tools and miscellaneous inventory that the vendors are prepared to leave as an inclusive sale that would most certainly benefit a new owner once it has been established they wish to proceed. Efficiency of the home has been further enhanced with a 20 panel solar array installed over the double garage of the house in the past 4 years keeping power costs to a minimum. The property, both home, garden and grounds are on town water supply and reticulation. The properties pasture areas are currently fenced as two main paddocks of approximately equal size; the top paddock traditional has been cut for hay, the excess of which is normally sold seasonally, the lower paddock traditionally restricted to grazing due to the degree of slope. The top paddock due to its aspect and slop would also be ideal for growing of produce such as berries or grapes for someone looking to expand the gardens or do something a little different and more intensive. The fencing is secure and the southern boundary does have vermin proofing against wildlife. This property is one that has room for a new owner to put their own stamp on and imprint with their own personality, it provides more than enough to keep you occupied but provides scope for development. It is a property that there are not enough superlatives to describe in a few words, it is a place with many options, to explore and enjoy throughout the seasons. It enjoys an elevated position from which to enjoy the views yet is sheltered from prevailing weather patterns. It offers seclusion and privacy, yet is at a gateway to almost anywhere with just a short commute. It is a place of privacy, yet almost demand to be shared as people who visit are generally in awe of the location and what it

offers. And then there are the garden and shed facilities. Sushames Real Estate trusts in the information in this document which has been sourced from means which are considered reliable. Prospective purchasers are recommended to carry out their own due diligence regarding permits, measurements, and boundary positions prior to settlement. Inspections are strictly by appointment with agent only. Please contact Neil on 0429 331 664 for further information or to schedule an appointment to view.