

5448 New England Hwy, Blandford, NSW 2338



Sold Mixed Farming

Thursday, 25 January 2024

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Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 60 m2

Type: Mixed Farming



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Contact agent

Perfectly positioned between Murrurundi and Scone, this stylish property features a beautiful 5 bedroom homestead, huge horse barn with 12 stables and river frontage, and is ideal for a horse enterprise or cattle operation. Location: 2.8km from Blandford, 10km from Murrurundi, 34km north of Scone and 102km south of Tamworth. Area: 60 hectares / 150 acres

Homestead:

- 'Manaree' features a beautiful 4 bedroom, 3 bathroom brick homestead with a large kitchen and dining room at one end and another kitchenette and dining room with a slow combustibile fire at the other end.
- Magnificent 11ft high ceilings throughout and stylish formal lounge room with fireplace.
- Separate double garage.
- Landscaped gardens.

Property Infrastructure:

- Separate 3 bedroom cottage with large living room, kitchen and bathroom perfect for the extended family or potentially lease as a separate source of income.
- Impressive horse barn that includes 12 spacious stables with swivel feeders and automatic waters, vet crush, wash bay, feed room and storage room, all with rubber flooring. At one end of the barn there is an undercover, concrete floor storage area for a truck or vehicles.
- 6 bay machinery shed with attached horse stable and yard.
- 6kw solar system with 24 panels.
- Set of timber cattle yards with a crush and steel loading ramp.
- Large chook run and pig run.

Water:

- Water supply is from the 1.9km of Pages River frontage which is pumped into a poly tank and gravity feeds to 8 troughs throughout the property.
- The property has 1 dam and an 86ML irrigation licence.
- There is also a 20ML water tank catching the water off the amazing stable block.

Country: The property runs from the New England Hwy to the beautiful Pages River. The soils range from heavier dark to red basalt soils and the timber comprises mostly of Box and Apple trees.

Services:

- Electricity connection to the house, mobile telephone reception over the property.
- School bus is available from White St to Blandford and Murrurundi or an alternate bus connection to Scone for other primary and high schools.
- Mail deliveries are provided 3 times a week.

Rainfall: Average 26"- 28" per annum or 650-700mm.

Fencing: 'Manaree' is split into 11 main paddocks which the fencing ranging from good stock-proof condition to new fencing.

Property inspections are strictly by appointment only with the exclusive agents, Nutrien Harcourts Scone. Contact Gavin Beard on 0438 452 810 or Maddy Teague on 0417 542 490 for more details.