

6 Porters Lane, Yetholme, NSW 2795



Sold Acreage

Wednesday, 10 April 2024

6 Porters Lane, Yetholme, NSW 2795

Bedrooms: 5

Bathrooms: 2

Parkings: 3

Area: 1 m2

Type: Acreage



Mark Sullivan

Contact agent

5-7 BEDROOMS, 3 CAR, 2 BATH, 2.5 ACRES"Brookland Park" – Where history meets elegance and modern convenience c1850Step into the world of "Brookland Park," where history meets modern luxury. Established in 1856 as The Australian Inn, this exceptional estate is a true masterpiece, boasting a unique, awe-inspiring link to the past.Nestled on a lush 2.5-acre landscape adorned with ornate box hedging and enchanting gravel paths that wind their way through vibrant perennial cool climate flower beds, every view from this residence offers an unparalleled visual experience.The main house features four bedrooms. Ground floor offers two bedrooms which open onto the wrap around verandas which provide the perfect setting to take in the abundant birdlife, impeccably manicured gardens and a serene water feature which enhances the formal parterre at the front of the house. Several of the downstairs rooms which also open onto verandas could easily be converted to create more bedrooms. The first floor offers two upstairs bedrooms which showcase beautifully timber-lined raked ceilings and dormer windows. "Brookland Park" offers amazing versatility in its layout lending itself to being your grand executive residence, a luxurious Sydney weekender or on a more commercial note a unique boutique conference / wedding reception venue, art gallery or eatery – the choice is yours. It is one of the Bathurst regions most historic centre pieces providing a focus for the increasing interest in original Australianiana.Located in the picturesque village of Yetholme, you're just 20 minutes from Bathurst and under two hours to Penrith, making "Brookland Park" a convenient escape for the hustle and bustle of city life.KEY FEATURES:MAIN RESIDENCE-Executive main residence with 5 to 6 bedrooms.-Guest wing or fully self-contained B&B with a private entrance.-Gallery/Ballroom (75 m2) with a separate entrance and toilet facilities.-Ideal boutique wedding reception venue with a spacious Ballroom and extensive undercover verandas.-Ducted reverse cycle heating/cooling throughout for year-round comfortKITCHEN-Brand new designer kitchen with top-of-the-line appliances.-High ceilings with a stunning skylight.-Abundant storage space and modern features.-Practical polished floorboards.MUDROOMA dedicated rear entry space for all weather conditions. Includes coat and shoe rack for added convenience.DINING ROOM- Features an ornate chandelier and a fireplace.- A large period mirror over the fireplace highlights the rooms historic character.- 2.74-meter high ceilings.MAIN BATHROOMComplete with a full-sized bath, shower, toilet and a porcelain sink.LOUNGE ROOMEquipped with an Archer wood heater for cozy evenings.WINE CELLARThe Inn's original cellar is located under the living room and is perfect for wine and spirit enthusiasts.MEDIA ROOMOriginal fireplace and ducted heating/cooling.Can easily be converted into an additional bedroom if needed.MASTER BEDROOM SUITEOpens to the stunning front veranda flowing to ornate gardensSpacious walk-in robe that can double as a baby room or home office.Original fireplace plus ducted heating and cooling.GROUND BEDROOM TWOAccessible from the media room and rear veranda, ideal for guest accommodation.LOFT BEDROOMS THREE TO FOURThese light filled private spaces feature timber-lined raked ceilings and dormer windows.Flexible layout for separate bedrooms, a home office, or an art studio.Three rooms plus landing plus potentially two large storage spaces.B&B-Features a separate entrance for privacy.-Brand new kitchenette with high-quality appliances.-One bedroom with a Rinnai gas heater.-Combined bathroom and laundry.- Flows to Ballroom which can be converted to open plan living / entertaining optionGALLERY / FUNCTION ROOM / BALLROOM-Spacious room (75 m2) with high ceilings (3.7m)-Ambulant third toilet and emergency exit provisions.-A fireplace with Lopi slow combustion stove plus a Rinnai gas heater for comfort.-Ornate gardens surround the gallery contributing a magical ambiance.CARPORTPitched roof carport accommodating three vehicles.CAPTIVATING VIEWSEvery window reveals a unique, picture-perfect landscape.Sweeping verandas offer a front-row seat to the natural beauty, wildlife, and the enchanting water feature that adorns the formal parterre."Brookland Park" is not just a property; it's a living masterpiece that combines history, elegance, and modern convenience in one exquisite package. This is your opportunity to own a piece of timeless beauty and one of the centrepieces of Bathurst districts' historical past.INSPECTIONSAdvertised open homes and by private inspection available 7 days.EXPRESSIONS OF INTERESTClose Thursday 21st December 3.00pmOffers to be submitted in writing to sales agent.SALES AGENTMark Sullivan 0429 954 990MSP Real Estate248 Howick St Bathurst NSW 2795sully@atrealty.com.au