

**65 Harts Lane, Kyneton, Vic 3444**

BROADHURST

**House For Sale**

Friday, 3 November 2023

65 Harts Lane, Kyneton, Vic 3444

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 4**

**Area: 8 m2**

**Type: House**



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## Contact Agent

Discover the perfect blend of history, charm and potential at 65 Harts Lane, a captivating Edwardian style home that stands as a testament to a bygone era. 'The Nook' is of cultural significance, an example of a red brick farmhouse with bay casement windows and a verandah with turned posts. Uniquely different from the 19th century houses in the region, the style includes lead light windows, angled bricks, pressed metal ceilings and decorative patterns on the stucco chimneys. Set on 8.33 ha (approx. 20 acres), the estate has views to the northwest and is a mere 5 minutes from the heart of Kyneton. Built circa 1908, the residence has been lovingly preserved, retaining many original features that transport you back in time. As you approach the property via a long, private driveway, you'll be captivated by the picturesque surroundings and the sense of seclusion that the elevated location provides. An established house garden with old world favourites including a 100 year old Irish Strawberry Tree and serene shade trees adds to the home's charm. The residence, resting on bluestone foundations, welcomes you with a delightful return verandah – the perfect spot for morning coffees and evening G&Ts. Inside, original features abound, including leadlight windows, soaring ceilings, ornate fireplaces, decorative cornices and gleaming Baltic pine floorboards. The floorplan offers either 3 or 4 spacious bedrooms, with the flexibility to reconfigure for an ensuite and walk-in robe. The eat-in style kitchen exudes vintage charm and practicality, while the tidy central bathroom features a tiled floor, shower and toilet. The north-facing living/sitting room is bathed in natural light, creating a warm and inviting atmosphere for relaxation and gatherings. Adjacent to the living area, you'll find an enclosed sunroom that serves as a tranquil retreat, offering garden views and a peaceful place for quiet contemplation. The property truly provides a serene and timeless living experience. Step outside, and you'll discover a dressage yard and the original and rare red brick stables/buggy shed, presumably the same brick used in the home. There is also a separate barn/grain store with mezzanine encased in bluestone paving. These structures evoke a sense of nostalgia and historical significance, and they offer endless possibilities. Will you choose to repurpose them as stables, accommodation, a function centre, or even a winery? The choices are exciting. 100 years ago, owner Mr Henry James Smith was best known throughout Australia and abroad as a successful sheep dog breeder, during which time more than 1,500 dogs were imported across the world. Dogs from 'The Nook' strain were held in high regard in the canine breeding world. Noteworthy, the property benefits from a potable bore supply, along with a 10,000 litre rainwater tank, ensuring ample water for both the home and the garden, making it easy to maintain and enjoy the beautiful outdoor spaces. The scale and grandeur of 65 Harts Lane are seldom found in contemporary architecture. The romance of yesteryear is impossible to replicate today. This is your opportunity to become the proud custodian of this unique heritage home. Don't miss your chance to own a piece of Kyneton's rich past – contact us today to schedule a viewing and experience the magic of 65 Harts Lane. \*\* We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.