

**68 Tasman Highway, Orford, Tas 7190**



**House For Sale**

Tuesday, 21 November 2023

68 Tasman Highway, Orford, Tas 7190

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 759 m2**

**Type: House**



Jim Playsted  
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## Offers over \$800,000

Named for the famous 'Knebworth' township in the north of Hertfordshire in the United Kingdom, 'Knebworth Lodge' in Orford was constructed post WW2 in c1946 as a faithful replication of the style and Tudor Gothic architecture of the English manor home for the Parish of Knebworth, which pre dates 1492. This long admired intriguing landmark on the Orford waterfront has not come to market for 50 years of the 77 years since it was built. With waterside frontage to the Raspins beach walking track, fenced on all sides and privacy screened with neatly clipped hedges and deciduous, mature trees overlooking English gardens – the setting for 'Knebworth Lodge' by the sea is enchanting. From any angle the house is pretty as a picture. The steeply pitched gable roof of the style, elaborate stonework, decorative half timbering exterior and dormer bedrooms upstairs with the perfect symmetry of diamond pattern casement windows, combine to lend an ambience of wonder to the property, unlike any other within the precinct. A sheltered veranda on the beach side provides shade for afternoons cooling off in the sea breeze while a brick paved courtyard is ready for an outdoor setting by the BBQ. Inside, the intriguing journey continues. Extensive dado timberwork in the foyer, stairwell and upstairs landing is offset by attractive wall papers and window dressings which are a perfect fit for the character of 'Knebworth Lodge'. The large downstairs lounge and dining room features double doors opening to the garden, a beautiful stone, open fire place and raised ceiling heights consistent with homes of the era, add special feelings of welcome and privilege to be a guest in this home. While the entire floorplan excluding the garage totals just 136m<sup>2</sup>, every inch of space has been cleverly used including the 4th bedroom upstairs which was a den or office and could easily return to that configuration. Upstairs bedrooms have a bathroom on that level with toilet and bath overlooking the Prosser Bay, while downstairs another bathroom offers a shower, includes the laundry and a second toilet is within the building but has an external door access. The small but functional kitchen has bay window seating with garden views on one side, water views to the other and up to date appliances. The whole property has been lovingly kept albeit frozen in time, as if under instruction from the family who commissioned the building all those years ago. A generous 3.5 x 6.9 meter freestanding garage/ workshop in similar style has been constructed in recent years, with roller door and a concrete slab. Fitting that out would add either of a bunk house or studio without much effort. Just 45 minutes from Hobart Airport or 1 hour by car from the Hobart CBD, 'Knebworth Lodge' is located a few minutes walk from Orford Golf Club, is right on the Raspins Beach walking track and all of 10 minutes walk to Orford shopping, IGA and newsagency. With Inspections by appointment, this 'one of a kind' beachside property will make a wonderful retirement destination or holiday home with amazing holiday let potential for travellers seeking that little something different.