

**7 High Street, Morpeth, NSW 2321**



**House For Sale**

Tuesday, 17 October 2023

**7 High Street, Morpeth, NSW 2321**

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4275 m2**

**Type: House**



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## EXPRESSIONS OF INTEREST

Nestled in the charming village of Morpeth in the picturesque Hunter Valley, Kiora is a grand estate sprawling across one acre of meticulously landscaped grounds overlooking the Morpeth Common and Wildfowl Reserve. Originally constructed for the Mayor in 1879, this Victorian masterpiece is a character-filled home with a long rich history of influential owners and happy families. Formal grounds, manicured lawns, and neatly clipped box hedges guide you through groves of majestic shade trees, including colourful Pin Oaks, enormous old Chinese Elms, delightful Lemon Scented Gums, and architectural Bunyas. The sight of the twin-gabled home with its ornate cast-iron lacework, wide bullnose verandahs and beautifully carved timber barge boards is simply breathtaking. As you enter, the original polished floorboards, tall decorative, pressed-metal ceilings and ornate plasterwork give you an instant sense of grandeur whilst a comforting 'at home' feel. The formal lounge and expansive dining room, adorned with a marble fireplace are perfect for hosting grand gatherings. French doors open onto the extensive return verandahs offering a seamless blend of indoor and outdoor living. Kiora boasts three generous bedrooms, the master opening onto the verandah, allowing you to wake up to the beauty of the grounds of the estate. The loft bedroom is a private yet sprawling space that offers versatility in its use, whilst the third is perfect for a nursery or if you have little ones that find solace in having you nearby. In addition to the bedrooms are a home office and a cozy library that is bathed in sunlight overlooking the garden, providing a tranquil reading retreat. Sympathetically converted to a studio the once Stables is a wonderful place where family and friends can feel comfortable and welcome but just be careful as they may never want to leave. A harmonious and fitting transition is moving from the traditional to the open plan kitchen/living space. This area ensures the home is practical and perfect for both relaxation and entertaining. Bright, the galley-style kitchen features European appliances, and luxurious stone countertops, with a tie to yesteryear being the original fuel stove. The combustion fire providing an ambience to such an enjoyable second living space. The main bathroom and adjoining laundry are generously sized, the clawfoot bath a fitting inclusion to the bathroom, the laundry fitted with cabinetry for an abundance of storage, and easy access from the outdoors to use the bathroom or when there is need for a mudroom make the position of these rooms ever so practical. Beyond the estate, Morpeth village offers a daily escape into a fairytale setting with its historic buildings, sandstone footpaths, and charming restaurants and cafes. You can also indulge in farm-fresh produce from nearby Phoenix Park, adding a touch of country living to the conveniences of town water and sewer. For those with a penchant for wine and entertainment, the vineyards, restaurants, and concert venues of the renowned Hunter Valley Wine Country are just 30 minutes away. Moreover, you're conveniently situated less than 10 minutes from The New Maitland Hospital, Hunter Valley Grammar School, and major shopping centres. Whether you seek a beautiful family home or envision a commercial venture, this estate is like no other. Inspect by private appointment.