

# 727 Cookes Hill Road, Springton, SA 5235

## House For Sale

Tuesday, 26 December 2023



727 Cookes Hill Road, Springton, SA 5235

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 31 m2**

**Type: House**



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**\$1,050,000 - \$1,150,000**

Rare opportunity to start living the dream. Endless opportunities with established vineyards, hobby farm possibilities and rural living while still being close enough to CBD. A gorgeous stone-built barn providing the perfect future venue similar to the homestead, with the potential of catering for an amazing Bed & Breakfast (STCC). Homestead: A restored 1860's stone homestead, with a central hallway dividing four main rooms on either side. The left side features a formal lounge, an accommodating dining area, one master bedroom, a kitchen, an outdoor access bathroom, and a separate games/bedroom (in need of some attention). On the right side of the main hallway, there is a large bathroom, sauna, one well-appointed master bedroom, lounge/living area, an additional dining room. Both the lounge/living area and additional dining can be easily converted to two further bedrooms. This part of the homestead is perfect for use as a casual Bed & Breakfast over weekends or peak holiday season. This gorgeous property has private access and provides easy entry to both front and rear verandas, offering unbelievable views over the property. Additional Features:- Open fireplace in the formal lounge and dining room.- Potbelly stove in the second dining or bedroom.- Baltic pine kitchen with jarrah benchtops, central island, dishwasher, stainless steel oven/cooktop, and wood stove.- Freestanding claw bath.- Two-sided glass shower.- Wooden country vanity.- Sauna.- Above-ground wine cellar.- New carpet (December 2023).- Two new controlled temperature gas hot water services. On the Property:- 1Ha approximately water reserve.- 5 megalitre Winter dam (not lined).- 6Ha (approximately) grapevines with 1997 Shiraz vines and 1998 a combination of Shiraz and Cabernet Sauvignon vines, including grape netting.- Pumped 9000L/hour licensed bore.- Bore supplies water for the house, garden, and vineyards.- Underground rainwater tank supplying the homestead.- New gravity flow header tank feeding water troughs.- 4-door implement shed with a concrete floor near the homestead.- Additional sheds, storage areas, and barn.- Internal horse/deer paddock.- Chicken house. Approximately 750m of new ring lock, barb (dorper proof) fencing installed in rear paddocks, allowing for four separate grazing/arable (cropping) paddocks. Ideal for healthy land management using stock rotation for sheep.. Serene Country Lifestyle just over an hour from Adelaide in the picturesque Barossa Valley, enjoying whispers of tales from a bygone era.