

# 81 Glen Huon Road, Huonville, Tas 7109

the property culture.

## Sold House

Friday, 20 October 2023

81 Glen Huon Road, Huonville, Tas 7109

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 1 m2**

**Type: House**



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## Contact agent

Sitting amongst a beautiful garden setting, this mud brick and timber home also takes advantage of a fabulous view down to the Huon River and out to the Wellington Mountain Range with Sleeping Beauty as the centrepiece. Facing due north, the property benefits from the sunny position. Smart choices within the garden allows the sun to stream in during the winter months and provide lovely shade in the summer. Well established, the gardens now only require minimal maintenance, allowing you to really enjoy this serene environment. The home is packed with country charm and comes with a separate accommodation 'The Cottage', ideal for visiting guests or as it is currently, a BnB adding an income stream. As you arrive at 'Highcroft', a loop driveway allows for easy circulation into and out of the property. A second entry provides practical access to the sheds at the bottom of the property. Another access gate up the back gets you into the top paddock where, currently, goats have full reign of this area. A nice new shelter and the chicken coop are up here ensuring the goats and chickens are kept well out of the beautiful gardens. Consisting of just over 3 acres (1.298ha), there is plenty of space to spread out and be self-sufficient, without being too much to look after. Welcoming you is the verandah that provides level access to the home and a great spot to sit back with a cup of tea whilst enjoying the rustle in the trees and the endless chatter from the array of birdlife that the garden attracts. The garden opens up to the vast view from here, setting the most relaxing scene you can possibly imagine. Entering into the home, the open plan kitchen and dining is flooded with light from the large picture windows that beautifully frame the vista outside. The kitchen is spacious and comes with a walk-in pantry, a wood-fired range as well as a gas cooktop and large capacity combined convection/microwave oven. Overlooking the dining area, there is plenty of room here for a large timber table. Through to the lounge, you enter into a cosy room with a wood fire that provides warmth throughout as well as creating a wonderful atmosphere on those cooler nights. From the lounge, French doors open out to a lovely sunroom which then goes back out to the verandah. The timber work along with the exposed mud brick walls makes this home warm and inviting with a wonderful homely feel to it. Stairs lead up to a landing, great as a reading nook, between bedrooms at either end. These are a good size and also take advantage of the peaceful vistas that surround the property. Down the front, there are an abundance of fruit trees including blood orange, feijoa, quince, sweet grapefruit, Chilean guava and apples, along with a walnut and hazelnut tree. The gardens have been designed to reduce frost by creating their own microclimate offering a great growing environment year-round within the veggie beds and glasshouse. To keep critters out, the house and gardens are surrounded with wallaby-proof fencing. A section of lawn is great for the kids or your four-legged family member to run around on. It is the views here that will captivate you, along with the calming nature of the garden setting which has a rocky escarpment as a backdrop. The privacy here will make you feel like you are away from everything, yet 'Highcroft' is merely 5 minutes from the centre of the hub of the Huon Valley at Huonville, where you will find all your major services. The Hobart CBD is only 35 minutes away over the mountain range that you overlook. Please contact us for further information or to arrange a private viewing.