

86 Motor Road, Deviot, Tas 7275



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 27 m²

Type: House

Contact agent

As its name suggests, living at Eagle Rise literally takes you above it all into a secluded world removed from the hassles of daily life. Set within its own private valley, above Deviot and the Tamar River, the bespoke passive solar 3-bedroom home enjoys all day sunshine and uninterrupted views across the property's 28 hectares of bushland and paddocks. Sweeping down across the valley's treetops to take in the Tamar and across to eastern mountains, the 'big sky' views are a captivating rarity anywhere in Tasmania, let alone only 30 minutes' drive from Launceston. Perched high on the property, this house was built 23 years ago by the previous owners as a labour of love and retreat. Centred around a generous octagonal living space, the design features recycled materials collected across Tasmania, creating a place with unique character. The commitment to using sustainable materials within a modern design has produced a home to fall in love with. The building is fully insulated and double-glazed with high ceilings and expansive areas of northeast facing windows, the natural warmth of timber, including a striking cathedral ceiling of Baltic Pine and historic beams is complemented by a Thermalux Gourmet Cooker wood heater. Hot water is provided by an electric thermostat, the wood heater's wetback and a solar system, all of which are important elements of the diversified energy system, allowing for near off-grid living. The generous kitchen, walk-in pantry, mudroom, storage areas and laundry cleverly occupy the western side of the living area, while a 60sqm northeast facing deck extends living spaces. Visually connected to the living area through the array of picture windows, the sun-drenched deck is, like the home itself, sheltered from all prevailing winds. Three large, character-filled, double bedrooms occupy a wing off the living area, entered through a multi-paned coloured glass door. Two of the bedrooms feature large built-in Baltic Pine fronted robes. A separate toilet, and a bathroom with a deep clawfoot bath complete the bedroom wing. Immediately on the south side of the home is the 6x8m double garage/workshop. Complete with loft and basic kitchen and bathroom facilities, there's potential for conversion into additional accommodation, workspace, or studio. Adjacent to this is a rustic woodshed and a storage shed. An electric fence system possum-proofs the large, highly productive vegetable garden, berry patch and orchard. Rich soils and complementing chicken run point towards self-sufficiency. A low-maintenance native garden surrounds the home, while park-like areas create beautiful open spaces doubling as maintained firebreaks. A 10 megalitre dam creates many possible uses for the 5.5 hectares of cleared area. Approved for commercial agricultural use, including a vineyard or small-scale farming, the gently undulating paddocks feature electric fencing. With Tasmania's best dressage centre only 2km away, running horses on the land is an attractive prospect. Located in the flourishing Tamar Valley wine region, the options for weekends near home are endless. Just down the hill is charming Deviot with its welcoming community, sailing club and fishing. Beaconsfield, Beauty Point, and the north coast beaches are all close by, as is Launceston, which was recently declared a UNESCO City of Gastronomy. Equally close is Bell Bay, which is only a 25-minute drive from Eagle Rise. With only Wedge-Tailed and White-Bellied Sea Eagles to call your neighbours, along with countless other bird and native animal species, the ultimate prize is the retreat of Eagle Rise itself. The property represents a stunning lifestyle destination, offering possibilities to set up the rural life of your dreams. Opportunities like Eagle Rise are rarely offered, especially considering its location within a premium wine-growing region.