

# 884 Wisemans Ferry Road, Somersby, NSW 2250

## Sold Acreage

Wednesday, 24 April 2024



884 Wisemans Ferry Road, Somersby, NSW 2250

**Bedrooms: 4**

**Bathrooms: 4**

**Parkings: 3**

**Area: 13 m2**

**Type: Acreage**



Tony Gilmour  
0400723193

## Contact agent

Unbelievable opportunity for an interested party who is able to move quickly to secure this 33 acre Landmark Estate in a prime location in Somersby just 30 minutes to Wahroonga. The owner has another property targeted for purchase, so they are prepared to let this go at a stunningly competitive price. There is a substantial existing income from the agistment business conducted at the property. Please call Tony to discuss this extraordinary possibility, before it is too late! Read on for further detail. At the very heart of Somersby, just 3 minutes to the M1, sits this equine jewel of 33 near flat and clear acres boasting magnificent gardens, a full component of horse facilities and the splendid and original 1885 built grand period homestead featuring high ornate pressed metal ceilings, generous bedrooms including attic bedroom complex, large country style kitchen and family room, separate formal drawing room, wood fireplaces, grand luxury main bathroom, quaint verandahs and expansive outdoor covered entertaining area. The home has a commanding view to the east over the gracious, manicured grounds and provides a timeless sense of warm, peaceful and comfortable country living. The home and grounds lend themselves to weddings and special functions, there have been 3 weddings held in recent times. Horse facilities are excellent and include over 20 fenced paddocks, multiple shelters, rainwater supply to troughs in each paddock, grass, and sand arenas, jump area and large 20 metre diameter round yard. A very functional and roomy shed includes new steel framed stables, kitchen, laundry, bathroom, tack and feed room and heavy and light equipment storage areas. There is a hot water horse washing facility along with washing machine facilities for multiple horse rugs. A high-capacity solar system has recently been installed on the roof of the shed to provide power across the property. Sand arena lighting is courtesy of individual solar batteries on each pole for continuous arena lighting for up to 4 hours. There is 3-phase power connected to the property. Water sources are extensive. There is a large dam and spring fed separate dam to which the high capacity, near new multiple stage pump is connected, housed in a substantial brick and concrete all weather enclosed structure. This pressurised water feeds all irrigation across the property and could also be used to fill some of the tanks, which are currently only connected to rainwater from down pipes on both the shed and the home. A 7 megalitre/year licence applies to the pumped water supply. There is also a bore on the property. Rainwater is used to fill all horse troughs. This is a truly classic and much loved and very popular equine property encompassing all you could need for the full development of your horse interests along with a timeless and uniquely presented grand family home. Recent surveys carried out by Council in regard to ratepayer's thoughts about Council implementing water and waste systems on the Mountain, may suggest that subdivision of properties may be a possibility in the new future, STCA. We would be delighted to arrange your private inspection. Contact Tony today to arrange your private inspection. Tony Gilmour: 0400 723 193 Disclaimer: All information contained herein has been provided to us by either the owner or from sources Central Coast Select Properties believe to be accurate. Central Coast Select Properties issue no invitation to anyone to rely on the information contained herein and the company and persons intend by this statement to exclude liability for all such information. Any interested parties are advised to make their own enquiries to satisfy themselves in all respects. The information contained herein is excluded from any contract.