

9 Fords Road, Geeveston, Tas 7116

the property culture.

Sold House

Monday, 14 August 2023

9 Fords Road, Geeveston, Tas 7116

Bedrooms: 4

Bathrooms: 2

Area: 2031 m2

Type: House



Karl Gallienne
0448655446



Colby Bauckham
0488445793

\$720,000

Located up a no through road just on the edge of the quaint country town of Geeveston, this home was once 'The Manse' for the local Church. It was built in 1880 and more recently totally renovated to a very high standard. Now a wonderful family home with plenty of space to spread out with a flexible floor plan and enjoying 2031m² of land. Consisting of mostly lawn, this is a large property without the maintenance. Out the back there is a separate workshop and studio providing even more space to spread out. The grounds are slightly elevated, proving an outlook over rural pastures, the town and surrounding hills. Positioned right on the edge of town makes it an easy stroll into the Main Street for your paper and a coffee and the local park for picnics, exercise and maybe a glimpse of the local platypus. Inside, the home is gorgeous. Practically a new house now, there are still plenty of period features that have been maintained, with the complete comforts of a modern home. Modern comforts now include excellent insulation, quality fixtures, fittings and appliances, and reverse cycle air-conditioning. This home was practically re-built in 2019. Many original features have been kept and even enhanced. The timber floors are just beautiful. The painted wood panelling looks amazing. There is the original pressed tin ceiling in the kitchen. The beautiful freestanding brick fireplace is now a feature as well as being super functional with a slow-combustion wood fire. There are high ceilings throughout. The windows are perfectly in keeping and the French doors complete the look. The kitchen is huge, with plenty of space here for a big country style table or a chopping block. The appliances are of good quality with faux marble bench tops creating a lux country look. The clever introduction of a walk-in pantry adds further storage to the array of cupboards already on offer. The two bathrooms are also super stylish and wonderfully timeless. Crisp white subway tiles line the walls creating a timeless look. Large grey tiles provide a touch of luxury on the main bathroom floor and the lovely timber floor in the ensuite adds a touch of warmth. Both have deep soak baths for that ultimate relaxation. The master bedroom is spacious with a full walk-in robe near the ensuite. Two other bedrooms are super quaint with access to the verandah. The 4th bedroom is versatile, making a great sunroom off the main lounge, home office or kids activity room. The lounge is bright and airy with a high Dutch style ceiling creating an interesting space and large windows frame the views. From here you pop through to the second living and dining, with French doors to the rear entertaining area that looks over the back garden and rural pastures over the back fence. There is plenty of room for the fruit trees and veggie patches. Currently, the owners have a small chicken coop for fresh eggs of a morning and some herb beds for the kitchen. Be as self-sufficient as you wish. A cute cubby house could be the garden shed and attached to the workshop, a large shelter provides a dry spot to store your firewood. This property has the scope for further value adding with space for a shed or a barn. The land is sub dividable (subject to council approval) should you want to reduce your land size in later years or if you want to build a second dwelling for family. Please contact us for further information or to arrange a private viewing that is sure to impress.