

# 940 Bridge Creek Road, Crooked Corner, NSW 2583



## Sold Acreage

Friday, 1 September 2023

940 Bridge Creek Road, Crooked Corner, NSW 2583

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 2 m2**

**Type: Acreage**



Peter Atherton

## Contact agent

The town of Binda, meaning Deep Water, was a prosperous gold rush town in the 1840s and was established after the building of a police station to deal with the large number of bushrangers. The district's first post office, government school, courthouse and police station were all set up in Binda. The tiny township is located just 19 kms North of Crookwell NSW. Marwood Cottage itself, can be found on the intersection of Bridge Creek and Junction Point Roads, Crooked Corner. This charming 1930's cottage has been mostly renovated and nestles in the valley on a fertile and lovingly cared for 6.5 acres that is fenced and divided into paddocks with fertile soils suitable for hobby farming or small horticultural interests. Smaller acreages such as this are a rare find. Marwood Cottage was built in the 1930's from locally sourced hardwoods. It features a large Easterly facing kitchen, dining room, adjoining family, and living room. The original cottage kitchen has been fully renovated with new appliances, enormous bench space, numerous cupboards and features a large walk-in pantry. Whilst newly renovated, the kitchen still has ties to the past with the "Bosky" wet back combustion stove which provides extra warmth in winter and shares cooking duties with the new electric range. The home features timber floors throughout, with ceiling fans in the living, family areas and both bedrooms. The renovations include traditional wainscoting panels to the hallway where you will also find large linen cupboards for additional storage. Both the master and second bedroom are roomy, the original front porch and verandah have been renovated and now provide for a sunny afternoon reading or craft room, however the room could easily be made into that 3rd bedroom. The main bathroom and the second toilet have been fully renovated with traditional wainscoting providing a heritage touch. Heating and cooling are taken care of with two reverse cycle air conditioners, wood fire in the lounge, Bosky fuel stove in the kitchen, and the provision for a third wood fire to the master bedroom. This combined with the aspect, local topography, and siting of the home, allow Marwood Cottage to be warm in winter and cool in summer. Water security is ensured with the addition of a large inground concrete water tank that provides ample crystal clear drinking water. The North and Eastern sides of the cottage are adorned with that Australian icon, the all-important verandah and sundeck. This adds an extra dimension to this property as you take in the stunning views over rich fertile grazing lands to the rolling hills and the distant Compass Range, which is a part of another Australian Icon, The Great Dividing Range. The views can also be taken in through the large French doors which not only allow in ample light but are also set to take advantage of cool afternoon breezes in summer. The grounds reflect the passions of the current owners who have created an English style country garden. Cobble and gravel paths take you on your own tour where you will discover swards of grass, established deciduous trees, mature cottage gardens and more than one place to stop, reflect and take in the views, or to pause with a glass of wine or cup of tea. Native fauna often visit Marwood and it is common place to see wallaby, kangaroo, deer and a host of native birds and reptiles. This is especially so around the landscaped dam and lush lawn areas. The outbuildings include:

- A lock up garage
- A generous workshop with power connected.
- An additional 3 bay shed that has been used for general storage and firewood.
- There is a two-box sealed shed with split stable style doors that was used to care for orphaned kangaroos. This is suitable for tools and boy's toys.
- The old heritage shed has the traditional lean and is a reflection of days gone by.

Main power is connected to the home. Marwood has an easterly aspect and is suitable for solar panel installation to take advantage of Government incentives and FIT. High speed satellite internet is available, and a telephone line is connected. The 3 outbuildings offer extra rainwater harvesting potential. Whilst Marwood Cottage appreciates privacy and seclusion it is still centrally located and only 10 minutes to a local convenience store. Crookwell township is only a short 20-minute drive. Here you will find excellent and highly regarded schools, hospital, shopping, dining and all the other services associated with a well provisioned country town. If your sights are a little further afield then a short drive of 45 minutes will find you in Goulburn or 80 minutes to Canberra or Bathurst. Western Sydney is still close enough at hand at 2 ½ hours. Marwood Cottage is a much-loved family home and whilst it does need a few finishing touches to capitalise on and achieve its full potential, the hard work has already been done and it awaits your personal touch. Whilst I understand you will want to view this little gem, please respect the vendors wishes and inspect by appointment only.