

96 Dashwood Gully Road, Kangarilla, SA 5157

Raine&Horne.

House For Sale

Wednesday, 14 February 2024

96 Dashwood Gully Road, Kangarilla, SA 5157

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 4200 m2

Type: House



Chris Weston



Tom Weston
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Price Guide: \$550,000

A rare gem steeped in history, originally a small Settler's Cottage c.1860. An iconic position on 4,200sqm / 1.05 acre, just out of the historic township of Kangarilla. Known to be the first school of this district, conducted by Mrs. Meader, in the Cottage which was occupied by Mrs J Parsons. Today offering an exciting project, and with plenty of 'heart, sweat and tears' - the rewards will be exceptional! The Settler's Cottage is noted as 1880 on the Title information, however local historical information places this property at circa 1860 and even earlier as noted on the historical information provided. Originally three main rooms, the front area being the Dashwood Gully School (now divided into a living room and bedroom). The floor plan presently offers two bedrooms, living room, kitchen and studio sunroom. The kitchen offers the original hardwood timber floors and a fireplace with cast iron Simpson No.2 wood stove. The living room features original open fireplace with pressed metal surround. The later addition to the cottage is the sunroom studio, linking with the basic bathroom with shower and vanity basin. Detached from the cottage is a rudimentary laundry and separate toilet, this structure shows the historical significance of part-stone and part-timber slab construction - this would have been the first 'dwelling' circa 1845, prior to the cottage being built. The garden and grounds are quite special and in many respects 'historical' with aged trees, shrubs and garden beds with numerous bulbs. The huge Photinia bush, Loquat, Cedar Pine, Lemon Scented Gum, Morten Bay Fig, Poplars, Queensland Box, Mulberry, Apple and Pear trees, the very old Glory Vine and the mature wisteria all add to the unique ambience of this historic property garden and grounds. A picturesque setting with most of the northern boundary taking in the ancient creek line with bedrock ponds, yabbies, frogs and plentiful birdlife. Water storage includes four poly tanks, and water can also be drawn from the creek for domestic use. There is a 9m x 6m double car garage workshop including small cellar. An exciting project with plenty of work to do, however exceptionally rewarding! Real scope to extend beyond the original Cottage, incorporating modern amenity yet retaining the integrity and character of the 'Dashwood Gully School House'.