

14 Grange Road, Nannup, WA, 6275



House For Sale

Friday, 16 August 2024

14 Grange Road, Nannup, WA, 6275

Bedrooms: 9

Bathrooms: 9

Parkings: 4

Type: House

A Country Estate in the Heart of Nannup

Holberry House in Nannup is a charming guesthouse in the style of an English manor, set atop a hill on 4.8 tranquil acres of towering trees, colourful gardens, expansive lawns, and babbling water features. The double-storey home was purpose-built to cater to guests and homeowner alike, boasting seven bedrooms and seven bathrooms upstairs, as well as a self-contained two-bedroom apartment downstairs, complete with dining and lounge room.

This could become your grand country home, or it could continue to be the award-winning Holberry House Bed & Breakfast it has been for the last 24 years, offering a unique lifestyle for someone who loves hosting people and sharing all that this beautiful region has to offer.

As you turn into the driveway from Grange Road - right in the heart of Nannup - a surprising wooded sanctuary reveals itself. Wind up the hill to the guesthouse and you suddenly seem to be on a secluded country property far from town, alive with birdsong and wind in the trees. Near the home, rambling bushland gives way to lovely, manicured gardens and birdbaths.

The guest spaces of the home are tastefully appointed like a traditional country lodge: elegant but informal. The spacious lounge luxuriates in a wood fire beside Chesterfield couches, along with a cosy reading nook and library. An elegant dining room comes off the lounge space, as does the light-filled conservatory - another wonderful hideaway. The dining room and the apartment are served by a substantial, well-equipped kitchen.

Upstairs are the seven airconditioned bedrooms, each with its own bathroom and its own particular view of the grounds. All are equipped with in-room television.

This is a remarkable property with enormous lifestyle potential, whether you choose to maintain its long, successful run as a guesthouse, or to transform it into an impressive country home.

The home

- In classic two-storey Georgian style, this beautiful guesthouse features seven comfortable bedrooms, one with spa, decorated in romantic country style.
- A readymade income is in place should you wish to continue the Bed & Breakfast business.
- A guest lounge with open fire, Chesterfield couches, and a reading nook.
- Dining room for guests to dine in elegant style and enjoy views out to the gardens.
- A conservatory to look out on 4 acres of beautiful gardens.
- Private independent lodgings offer options for extra accommodation.
- A well-equipped kitchen with an abundance of bench space and central island.

The land

- 4.8 acres of diverse landscaping for your family, visiting guests or tourists to enjoy.
- Swimming pool for cooling and relaxing on summer days.
- The grounds participate in garden festivals and different Nannup events, and weddings and corporate functions can be hosted here.
- Two sheds on the property, one near the home, with room for two cars and ample storage. The second shed on the lower level has been purpose-built with showers and toilet facilities to cater to campers at the Nannup Music Festival.
- Tesla car charger in the carpark, with 3-phase power in this vicinity.
- The backyard is fully fenced.
- Dry Brook runs through the property.

An award-winning accommodation business, Holberry House presents countless opportunities within its outstanding location - a truly superb property in WA's sought-after Southwest region.