

**1980 Lyell Highway, Hayes, TAS, 7140**



**House For Sale**

Thursday, 24 October 2024

1980 Lyell Highway, Hayes, TAS, 7140

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 9**

**Type: House**

## **Rosendale - Serene and Productive Country Estate in the Derwent Valley, Tasmania**

Nestled within the serene landscape of the Derwent Valley, "Rosendale" is a distinguished heritage-listed property dating back to the 1850s, with a seamless early 2000s extension that blends classic charm with modern comforts in Hayes.

This remarkable sandstone homestead showcases enduring character with its thick sandstone walls that also offer exceptional insulation - cool during the summer, and delightfully warm through the winter months.

Rustic elegance meets contemporary convenience, with ample natural light flooding every room, creating inviting and sun-filled interiors. The main residence features a spacious, sun-drenched lounge room, and separate dining. Expansive verandahs invite relaxation in the sun-dappled mornings and peaceful afternoons.

The gourmet kitchen, with ample space to dine-in, comes fully equipped with modern appliances, ample bench space with timber countertops, and plenty of storage within quality cabinetry.

The homestead comprises three well-proportioned bedrooms, including a private attic bedroom, and one with built-in wardrobes, making it ideal for families or those seeking space to accommodate guests.

The expansive property features two open fireplaces, a wood heater, reverse cycle heat pump, and additional electric heaters, ensuring comfort year-round, along with gas hot water.

A charming, purpose-built sandstone cottage, currently utilised as a successful Air BNB, offers additional accommodation, thoughtfully designed for comfort with double-glazed windows, excellent insulation, a cozy wood heater, and electric heating. The cottage includes a well-appointed kitchen, open-plan living and dining area, a bedroom, and a modern bathroom, along with a sheltered patio overlooking the gardens.

Spectacular all-weather outdoor entertaining is set amidst beautifully maintained grounds that are graced with an array of early plantings, featuring stately English trees like elms, ashes, and walnuts, along with a variety of fruit trees.

The gardens are further adorned with lilacs, laburnum, roses, and box hedges, complemented by more recent additions of flowering and fruit-bearing trees. Rosendale's riverbank setting, framed by majestic river gums and blackwood trees, creates a picturesque backdrop for peaceful living.

The estate's land is prime for agricultural pursuits, with two hectares of market garden-quality alluvial soil, ideal for cultivation. An established asparagus stand spans 0.7 hectares, showcasing a proven history of quality production, with opportunity to continue to provide fresh produce to some of Hobart's leading grocers, markets and restaurants.

The land also provides a diverse offering of produce based on seasonal growing conditions, including vegetables, herbs, fruit, berries, and citrus.

The property's capacity for sustainable farming is further supported by a stock carrying capacity of 20 cows, a substantial 150ml water right (with 30MI and 120MI sureties), two 3-phase power distribution points, and an underground main that irrigates 20 hectares with ease. The property also features numerous storage options, with large sheds and storerooms.

Rosendale's location is both idyllic and convenient - just a short drive to the vibrant township of New Norfolk, with easy access to Hobart, only 45 minutes away. This exceptional property offers a rare blend of heritage, luxury, and agricultural opportunity, presenting an unparalleled lifestyle in Tasmania's beautiful Derwent Valley.

The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.

All timeframes and dimensions are approximates only.