

221 Colles Road, Castlemaine, VIC, 3450



House For Sale

Tuesday, 1 October 2024

221 Colles Road, Castlemaine, VIC, 3450

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Type: House



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Pates Cottage - a charming and characterful retreat

This delightful 5,406 sqm (1.3-acre) Moonlight Flat retreat was once the perfect location to inspire an artistic pottery studio and is now an artisan-built mudbrick house with steep gabled roof creating a home with undeniable charm and character. From its wide, covered front verandah, you'll enter an interior that is warm and welcoming. The whitewashed walls play beautifully off the fully insulated cove ceilings and terracotta and slate tiles add to the style of the house. Feature windows and glass doors fill the interior with light and draw the beautiful natural surroundings into the home.

The generous open plan living space with its cosy pot belly heater and split system heating/cooling flows through to a galley-style kitchen, timber benchtops over white shaker-style cabinetry and subway tile walls and splash back. The timber and white theme continues in the adjacent combined bathroom/laundry. The original studio is now the queen bedroom with a study nook and dining space opening to an alfresco patio; the perfect place to sit, relax, dine and entertain in a peaceful setting filled with birdsong and native wildlife. The steeply gabled roof lends itself to efficient use with a flight of stairs leading to a mezzanine level bedroom with double glazed dormer and Velux windows.

Further infrastructure includes a double carport attached to a fully lined and insulated studio with wood heater and ceiling fan; perfect for hobbyists, office or 3rd bedroom. Two small sheds plus wood shed provide excellent supplementary storage. A 30,000lt concrete tank delivers house water, while 3 poly tanks provide a combined 9,200lt for the native gardens. Mains power is connected. The property is fully fenced with high, secure dog proof-fencing and boasts a very pretty dam flanked by mature eucalypts and full of frogs.

The property is set within the National Diggings and Heritage Park with crown land on 3 sides, Moonlight Creek passing by the property and kilometers of mountain bike and walking tracks to explore. The setting is tranquil, yet with Castlemaine an easy 5 minutes away, the property is by no means isolated. There's room to move, grow and simply enjoy the beautiful, private setting. With Melbourne 90 minutes down the Calder or via train, this charming property is the perfect weekend retreat or tree-change destination.