

29 Manning Street, Binalong, NSW, 2584



House For Sale

Wednesday, 11 September 2024

29 Manning Street, Binalong, NSW, 2584

Bedrooms: 2

Bathrooms: 1

Type: House



Chris Churchill

0261473396

The Old Schoolhouse ... Your New Sanctuary

Auction: This property will be sold via an online timed auction commencing 10.00am Tuesday 8th October. For registration, please email cchurchill@blackshaw.com.au.

Tucked away on a private road on a 4,877sqm block with breath-taking views of the surrounding rolling hills, Binalong's Historic 'Old Schoolhouse' serves as testament to Australia's history blending yesteryear with modern creature comforts. The schoolhouse is a unique property rarely seen on the market with immense local history, revitalised for modern living.

Set amidst the historic buildings of St Patrick's Catholic Church and the former Catholic Convent and Presbytery, this loved treasure forms part of a well-preserved cluster of buildings on the elevated side of the village of Binalong NSW. From its vantage point, the Old Schoolhouse offers sweeping views across a serene rural landscape to the Coppabella Mountain Range, providing a front-row seat to enjoy nature's theatre.

Built 1901 as a Catholic School, the Old Schoolhouse has been renovated into a spacious 142sqm, 1-bedroom home with an additional detached studio ideal as a spare bedroom or home office or art studio. Inside, the main house features huge 5.3m high ceilings evoking a sense of grandeur, and the mezzanine level bedroom with a whimsical Juliette balcony, accessible via a graceful, curved staircase is unique.

Double brick construction and roof insulation provide a cosy refuge in winter with an open fire in the kitchen or curl up in the lounge room in front of the combustion fire. In summer a reverse air-conditioner and ceiling fans keep temperatures comfortable.

Some of the property's distinctive features include its colourful stained-glass windows, wide Cyprus floorboards and a north-easterly aspect that bathes the interior in morning light.

Designed for culinary enthusiasts, the expansive stainless steel kitchen countertops, paired with an Ariston 5-ring gas and electric oven, and a generous island bench, form the heart of this welcoming home, inspiring creativity and culinary delights.

A special place to unwind and entertain is the expansive 62sqm sheltered veranda with spectacular views. Looking from the deck you can enjoy the picturesque evergreen pines and the charming church bell tower adding to the enchanting scenery of the 4,877sqm block.

Equipped with a guttering system, designed to efficiently preserve water for garden use and transform into a protective curtain of water in the rare event of a fire outbreak.

Opportunities:

- Short-term rental and Airbnb opportunities are a great option, the "Old Schoolhouse" has previously operated (for around 5 years) as a proven and popular Airbnb.

- Council approved plans are also available for an expansion/modification to the upstairs mezzanine level bedroom, providing a larger bedroom and sitting room option.

After two decades of cherished ownership and meticulous restoration the current owner reluctantly parts with this beloved home, presenting you with a unique opportunity to become the next steward of this charming piece of Australian history.

Key Features:

- 5.3 metre ceiling height throughout Schoolhouse

- Mezzanine bedroom with a Juliette balcony
- Original Edwardian staircase
- Stained glass windows
- Luxurious bathroom with claw-foot bath and shower
- State of the art commercial sized kitchen
- Open fireplace in kitchen and slow combustion wood heater in the living room
- Original wide cypress pine floorboards
- Reverse cycle air conditioning
- Custom-built storage cupboards
- Studio - ideal as a spare bedroom or home office or art studio
- Water: On town water and approx. 6,000 litres of tank water for garden purposes – plus Rainsaver gutter technology holds additional water and protects the Schoolhouse in the event of a fire
- NBN connected
- Veggie Patch

Lot: 4 DP 1018849

Land: 4,877sqm (1.21acres)

Living space: 142sqm

Studio: 20sqm

Deck: 62sqm

Zoned: RU5 Village

Built: Circa 1901

For more details call Chris Churchill 0417 080 460