

485 Upper Mill Road, Hamilton, TAS, 7140

House For Sale

Wednesday, 25 September 2024



485 Upper Mill Road, Hamilton, TAS, 7140

Bedrooms: 5

Bathrooms: 3

Parkings: 3

Type: House



Dominic Romeo

'Prospect Villa' - c.1824.

The winding drive over the Northern side of Clyde Hill, sets the scene for the approach to something quite remarkable. The views of rolling hills over the River Clyde, the township of Hamilton and the highland mountains, sets Prospect Villa apart. James Triffett, chose this site to build his Georgian country house in 1824, for good reason, the commanding views from house are simply spectacular. Prospect Villa, regarded as one of Tasmania's significant early Colonial Georgian country houses, now offers the rare chance to secure one of Australia's important and unique historic country houses. This property is well suited as a tourism venture, weekend country escape, or gracious private home.

Originally named Acacia Cottage, the house began life as a single storey, hip roofed cottage with attic rooms. Built by convict labour on land granted to James Triffett in 1824, the house was further extended in 1834 by adding pedimented wings, for the surgeon Dr John Sharland, who named the property Prospect House. Today the fully restored house retains some of the finest architectural features found in Tasmania, including pedimented wings, considered rare in Australia.

The 433m² sandstone house comprises of five bedrooms, a dressing room, box room and three bathrooms - all of generous proportions. The interior plan also includes a number of formal and informal rooms, expected from a house of this size and importance, including a library, dining room, music room, gracious drawing room and sitting room. The stunning country kitchen is one of the most charming and characterful I have seen - abundant light, stone painted in soft white, ceiling beams, multi-paned windows, and the original bread oven. You could be forgiven thinking you were in the Cotswolds! The domestic quarters include a large laundry/storage room with flagstone flooring and three roomed cellar. Beyond the house are the stables, garaging, two storey stone barn and the poultry shed.

The gardens at Prospect Villa are highly regarded and spectacular. Situated on 4790m² of land, the garden has been laid out in the classic English manner, with several garden rooms - these include the trellis, herbaceous, rose and urn garden and the Italian garden, complete with a fountain and faux temple. The garden also includes structured box hedging, perennials, roses, original fruit plantings and open lawn areas. The setting is private and calming and surrounded by rolling hills.

Prospect Villa is situated on the edge of historic township of Hamilton, known for its numerous original Georgian and early Victorian listed buildings. Set against the Mount Field National Park, the township is close to Lake Meadowbank and the highland lakes, home to some of the best fishing in the world. Nearby are the townships of Bothwell, Ouse, New Norfolk and the pristine Derwent Valley - home to world class wineries, distilleries, heritage sites, restaurants, galleries and antique stores. The city of Hobart and the Hobart Airport are within a one hour drive.

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For further information or to arrange a private inspection, please contact Dominic Romeo on - 0438 500 277 or email - dominicromeo@circaheritageandlifestyle.com.au