

53 Drovers Road, Bovell, WA, 6280



House For Sale

Wednesday, 14 August 2024

53 Drovers Road, Bovell, WA, 6280

Bedrooms: 6

Bathrooms: 3

Parkings: 3

Type: House



Anthony Panizza
0404346126

1909 TIMELESS ESTATE

This is a rare opportunity to secure a grand Two Storey farmhouse Estate and a piece of Busselton's History that has had 3 owners from its establishment over 100 years ago.

Established in 1909, maintained and renovated to the highest standard, "Little Holland House" a double storey Farmhouse estate in the Federation Queen Anne style has both cultural significance and a style to match its rich history.

Its picturesque composition located on 1.155HA of land, on the banks of the Vasse River sits in the tightly held Bovell Estate, Busselton. The fully restored 443m² ground floor and 228m² upper level homestead sits proudly today as it has for over 100 years, its plot at that time, a location specifically chosen for.

The home is adorned with timber architraves, high and decorative ceilings, period lighting and original fireplaces. It is a truly unique residence fusing grand heritage style with modern luxury. It's historical significance retaining its ongoing value as its testament to its preservation which can be felt as you walk through the expansive home which blends timelessly to the open grounds of the estate. A quality fortunate to experience.

Showcasing the perfect blend of architecture and characterized by classic federation design, the home boasts balconies decked with Jarrah and wooden balustrades, evoking an ambience and timeless feel, offset by the external landscape, river and tree top views. The home providing a functionality to the classic open living spaces, a functional floor plan making it a perfect setting for a large family and guests to thrive.

Constructed nearly 100 years ago, the building's remarkable condition today is testament to the superior craftsmanship that has withstood the test of time, evident in the illustrious preserved facade and rich interior detailing. With 6 generously sized bedrooms and 3 bathrooms, two entry points, east from Drovers Road and driving in North to the formal Horseshoe entrance from Farmhouse court, this sprawling family residence sits on 1.15HA of land is designed to provide ample space and privacy for every member of the growing family and anyone who may reside here.

The old servants wing is next to the kitchen at the east entry, there to function as a manager's quarters if ever the home were to be used as a bed and breakfast, its own bathroom and laundry close by. The kitchen demonstrates that elegance needn't be lost to modernisation having the original styled stove and fireplace amidst the modern functionality of the everyday necessities of catering to the family or guests. Making it perfect for both relaxed family living and stylish entertaining.

Additional to the formal sitting and formal dining room, the expansive 'ballroom' opens up on entering, with its elegant design and versatile functionality is one of the highlights of this magnificent home and serves as a perfect space for hosting events, large family gatherings or a simple yet versatile indoor expanse of a family retreat. The options endless.

The master bedroom upstairs is a sanctuary of comfort and style with a large walk-in robe and en-suite bathroom and fireplaces as well as boasting led lighting and traditional hand wound windows and wooden crafted doors that open onto one of the private balconies that frame the tranquil river scene overlooking the grounds and Vasse River.

Additional bedrooms, bathrooms and study are located on this level with their own entertaining area and balcony, overlooking the formal north facing entrance from Farm house court. A walk in attic and under stair storage an added feature of storage space, likewise an external staircase an exit point from one of the 3 bathrooms.

Elegance, worldly glamour, function and modern convenience define this home, all has been carefully considered to ensure it connects seamlessly and true to the heritage federation style with a modern touch.

This home is a rare find and has proven itself over a century of time providing sanctuary for those lucky enough to call it home. Whether it's escaping onto the land and its surrounds, a leisurely stroll along the river's edge, or sunset drinks on

the balcony, this home promises a lifestyle of convenience and tranquility.

Features

GROUND FLOOR:

- North facing horseshoe entry from Farm House Court to veranda entrance.
- Formal sitting room
- Formal dining room
- 5th bedroom (Sewing Room)
- 6th bedroom and WC / powder room.
- External staircase to north facing porch with understairs storage room.
- Kitchen, stone tops overhead cupboards quality appliances boasting the woodfire stove / oven

Laundry and Bathroom:

- Main open 'Ballroom' (Drawing Room) opening to south facing veranda and west facing Porch.
- Garage to outhouse (WC)
- Staircase to second level.

First Floor:

Landing

- 2nd Bedroom
- 2nd Bathroom with external timber stairs to ground floor entrance via north facing Porch
- 3rd Bedroom
- 4th Bedroom
- Both 3rd and 4th bedrooms share a North facing Balcony over the horseshoe entrance to the estate and view of garden and gazebo.
- Walk in Attic
- Ducted reverse cycle air conditioning throughout
- 5 wood fireplaces.
- Two Porches, three Verandas and two Balconies
- Understairs storage
- Reticulation on Bore.
- Large 12m x 6m shed plus 10m x 4m Caravan Shed.
- Large 1.155ha block with two street entries.

This information has been prepared to assist solely in the marketing of this property. While all care has been taken to ensure the information provided herein is correct, we do not take responsibility for any inaccuracies. Accordingly, all interested parties should make their own enquiries to verify the information.