

**6 Cotton Street, Longford, Tas 7301**

**Humphreys**  
REAL ESTATE

**Acreage For Sale**

Tuesday, 26 March 2024

6 Cotton Street, Longford, Tas 7301

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 4 m2**

**Type: Acreage**



Ben Humphreys  
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**\$995,000 - \$1,095,000**

“Thornwell” is set on 4.144 hectares, offers all the comfort of modern living in a peaceful country setting, only a short drive from beautiful Longford and 20 minutes further to the Launceston CBD. Here is an opportunity to secure that rare property indeed, a finely built house, extensive outbuildings, comprehensive watering system, paddocks well established for horses (either your own or agisted). Otherwise perhaps run some sheep or cattle. The home is set amongst extensive lawns and garden and boasts ample outdoor living space and views that stretch out across the paddocks and neighboring farmland. The residence offers expansive sunbathed living spaces while the brick construction with aluminum window frames and colorbond roof make for minimal maintenance requirements. Three bedrooms, one with an ensuite and all with built-ins occupy one wing of the house. The main bathroom with separate toilet and laundry sit between. The kitchen is generous in size and well appointed, easily catering to a growing family or guests. Opening directly onto central living and surrounded by a further three separate living areas – study / fourth bedroom, formal dining, sitting room – space is in abundance. Add to this a solar system with both primary and backup batteries, reverse cycle air-conditioning, and a double garage converted into studio space and you have a home that meets many needs. The garden comprises established trees and shrubs, a productive strawberry patch and apple trees along with a vegetable garden and extensive lawn. It beautifully complements the patio and veranda space making outdoor living a delight. Parking is easy with a garage and double carport beside the house, comfortably accommodating three vehicles undercover. If more undercover parking is required, the studio space could easily convert back to a double garage. The electric roller doors remain in place. The 10 paddocks, all fenced have water troughs and the balance farmland is watered directly from two creek fed dams. Outbuildings comprise a chookhouse for a steady supply of eggs and an undercover annex supported between two containers. One container complete with light and power along with a pedestrian door making for an excellent tack room or secure store. The other suited to storage – tools, dirt bikes, bikes, skies, all easily accommodated. The undercover area between ideal for saddling up, grooming, a place for the farrier to work on the horses or for storage of the float. If horses aren't going to be front and centre then here is plenty of space for the jetskies, or powerboat and spare trailer. Tie rails and masses of space to ride make “Thornwell” a horse riders haven or just a beautiful and peaceful country lifestyle. Proximity, comfort and convenience, infrastructure, extensive solar system and water for near self-sufficient living mean the hard work has been done. This is a chance to enjoy all that a rural lifestyle offers without the isolation, or effort establishing the property. The information on this website has in part been supplied to Humphreys Real Estate Pty. Ltd. by third parties and all information is published solely for potential purchasers to assist them in deciding whether or not they wish to make further enquiries about the property. Humphreys Real Estate Pty. Ltd. has not checked the accuracy of the information and does no more than pass it on.