

7 Market Place, Berrima, NSW, 2577



House For Sale

Tuesday, 3 September 2024

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Bedrooms: 4

Bathrooms: 2

Parkings: 1

Type: House

Hampton Court ~ 7 Market Place, Berrima

Step into a rare slice of history with Hampton Court, a magnificent sandstone residence built over 180 years ago which effortlessly blends timeless elegance into our contemporary world.

Hampton Court has been meticulously restored with high end finishes which respect its past stature whilst nodding to its future story.

Nestled adjacent to the original Magistrates Home, is a once-in-a-lifetime opportunity to own a cherished piece of Berrima's rich heritage.

Glorious high ceilings throughout, this home exudes an air of grandeur, with bespoke finishes which will cater to the most discerning of tastes. The gourmet kitchen, equipped with brand-new elite appliances, stands as a testament to modern convenience while respecting the historical charm. The new kitchen flows onto an open plan dining and family room which leads to the patio out into the beauty of the rear garden.

The residence features four spacious bedrooms; all with fireplaces, two newly appointed bathrooms, and a new laundry, ensuring comfort and functionality. The layout includes a versatile sitting and media room, a study, and north-east facing sunroom, providing ample space for relaxation.

Original open fireplaces grace nearly every room, each adorned with feature firebricks, adding a touch of historical allure. The hardwood timber floors and sisal carpeting in the bedrooms further enhance the home's refined aesthetic, complemented by handcrafted internal and external lighting. Original windows are all furnished with new simplistic yet elegant blinds and shutters. The home has reverse cycle air conditioning and ducted gas heating for comfort in all Southern Highland seasons.

For ease and practicality, the large rear barn with electric remote barn doors provides convenient access to a garage and workshop.

Set on over half an acre with easy to maintain, pretty established gardens. The home also has enviable river frontage - swim in your own private watering hole on those warm summer evenings while also enjoying the river's wildlife in the cooler months.

With a sophisticated neutral colour palette, the interiors of Hampton Court are designed to accommodate all tastes and styles. Being only footsteps from everything Berrima village has to offer, this home couldn't be more convenient. We don't build like this anymore, seize this opportunity to own a piece of history and make Hampton Court your own.

The home of James J. Higgins. Historical information on the building is available by request.

- * Bespoke kitchen with integrated fridge/freezer, 900mm electric oven/gas stove, dishwasher
- * Adjoining dining and living area with open fire and French door to a terrace
- * Numerous fireplaces, reverse cycle air conditioning (kitchen, family) + ducted gas heating
- * Sitting/media room, study and sunroom
- * Two new bathrooms and new laundry
- * E1: Local Centre Zoning allows both residential and commercial uses with Council consent

The uniqueness of the location, opposite a park with direct river frontage in the middle of a village steeped in history, with a superb sandstone house, will never be repeated!

Please contact Gene Fairbanks or Erica Chapman for more information or to arrange a private viewing.

Co-Agent: Angus Campbell-Jones

Ph: 0400 300 444