

**Lot 11 Belvidere Road, Saddleworth, SA 5413**



**House For Sale**

Tuesday, 25 June 2024

Lot 11 Belvidere Road, Saddleworth, SA 5413

**Bedrooms: 10**

**Bathrooms: 4**

**Parkings: 6**

**Area: 2748 m2**

**Type: House**

**\$850,000**

Introducing a unique opportunity to own the historic Saddleworth Hotel, a charming property built in 1869. This remarkable estate offers 18 rooms with over 560 square meters of internal living space, including two bars and a billiard room, all situated on a generous 2748 square meter lot. Upon entry, you are greeted by the front bar, complete with separate male and female toilets, a split system, and access to a spacious outdoor grassed area featuring an undercover entertaining space. This area also provides access to a potential six-car shed with power and concrete flooring. The large billiard room boasts a cosy combustion fireplace and double frosted glass doors with wheelchair-friendly access. The expansive dining room houses the second bar, equipped with a large fireplace, split system, and ceiling fans, making it a perfect spot for gatherings. The commercial kitchen is a chef's dream, featuring a six-burner gas stove oven, multiple stainless steel benches, and a freestanding dishwasher. Additionally, there is a private dining room and a storage room with rear access. The private living quarters include five bedrooms, a lounge room, a separate toilet, and a shower, offering ample space for comfortable living. The original motel quarters consist of four bedrooms off a hallway, along with a separate toilet and two shower cubicles. This hotel is well-equipped with multiple instantaneous hot water units, bottled gas, solar power, and several water tanks. Currently privately owned, the Saddleworth Hotel was last operational as a hotel in 2007 and holds great potential to be revived as a commercial venture. Offering plenty of onsite parking. Ideal for a Bed and Breakfast or even a cellar door. Located approximately 30 minutes from the Clare Valley and about 50 minutes from Gawler, this property is perfect for a budding publican or anyone seeking a unique space. Saddleworth is country bustling town featuring two cafes and the largest country market in South Australia. Inspections are by appointment only, providing a wonderful opportunity to explore the full potential of this historic gem. Specifications -Title: 6274/163 Council: Clare & Gilbert Valleys Zoning: TMS - Township Main Street Area: 2748msq (approx) Built: 1869 Contact Adrian Miller 0431 545 222 today to arrange a viewing and secure this wonderful property! \*\*The safety of our clients, staff and the community is extremely important to us, so we have implemented strict hygiene policies at all of our properties. We welcome your enquiry and look forward to hearing from you. \*\*Want to find out where your property sits within the market? Have one of our multi-award winning agents come out and provide you with a market update on your home or investment! Call Adrian on 0431 545 222 or click on the following link <https://raywhitegawler.com.au/agents/adrian-miller/122424> Ray White Gawler | Willaston, Number One Real Estate Agents, Sale Agents and Property Managers in South Australia. Disclaimer: Care is taken to verify the correctness of all details used in this advertisement. However no warranty is given as to the correctness of information supplied and neither the owners nor their agent can accept responsibility for error.