

103 Finniss Vale Drive, Second Valley, SA, 5204

Raine&Horne.

Rural For Sale

Friday, 30 August 2024

103 Finniss Vale Drive, Second Valley, SA, 5204

Type: Rural



Paul Clifford
0885363830

'Second Valley Farm' - Reimagined for Lifestyle with Views, Heart & History on 218 Serene Acres.

A sweeping collage of beauty and commerciality on two freehold titles, Second Valley Farm chronicles a colonial past with uniquely restored and extended 1850s iconic splendour across 218 acres, conveniently in touch with the city and the region's pristine coastline.

First settled in 1845 by Henry Jones, you need only roam the verdant grounds, cleverly re-designed to highlight its breathtaking paddock-to-sea valley vistas, and the entire property's sensitive and creative refurbishments to fully grasp this once in a lifetime opportunity.

One that has a tale or two to tell and a broad-minded future ahead.

And from the c1850 homestead's stone-clad stance to its reworked interiors framed by exposed timber beams, its four lavish bedrooms, home office, twin cellars, and mezzanine reading retreat with a sunset balcony, time could easily stand still.

Owned by the Pember family for the last 36 years, it's also set the scene for all three of their children's weddings. The private grounds enriched by the scent of formal rose gardens, forager's vegie beds, botanicals, a truffle plantation, and a fruit orchard.

There's even a pétanque piste.

The original stables, reborn firstly as a shearing shed and now lovingly restored as barn-style entertaining. Accommodating a galley kitchen, bathroom, pool table and games room under the original beams, and exits to a deck, pizza oven, and firepit.

Seemingly miles from Main South Road, the land boasts excellent cattle yards, fenced to 16 main paddocks, high quality pastures, productive agricultural and hay country, and exceptional water supply for livestock, domestic use and irrigation via the Parananacooka River springs; a 58-meg water licence also irrigates the flats.

A landholding of inexplicable calibre capturing the Fleurieu's most scenic views, a stroll to Second Valley beach; as an iconic home with heart, soul, and history, Second Valley Farm stands alone as one of the best.

Accommodation:

Restored & extended c1850 homestead

4 bedrooms + home office | 3 working open fireplaces

Generous open plan living, formal & informal dining

Spectacular mezzanine reading room with balcony views

2 cellars

2.5 modernised bathrooms

Refurbished, self contained 1850s stables/shearing shed with games room, bathroom, entertainer's kitchen, firepit & pizza oven

Potential to build an additional dwelling on elevated land adj. Main South Road

Grounds:

Excellent cattle yards, shedding & infrastructure, home to a quality Angus breeding herd of approx. 65 autumn calving cows + 2 bulls

Superb paddock-to-sea valley views

Magnificent English & native trees, formal rose gardens & vegie beds

Pétanque piste, truffle plantation & fruit orchard

Freestone dry-wall wine house/garden shed

The Parananacooka River springs & 58-meg Water Licence supplies water for livestock, domestic use & irrigation
2 road frontage - Main South Road & Finniss Vale Drive.

Location:

1.5kms to Second Valley Beach, 17kms to Normanville, 19kms to Yankalilla, 20kms to Cape Jervis, 90kms to Adelaide
International Airport (all approx.)

C.T. 5345/505

Allotment 100 / DP 44968

Land area: 31.2ha (77acs)

Zone: Rural

C.T. 5751/366

Allotment 100 / DP 50879

Land area: 57.1ha (141acs)

Zone: Rural / Neighbourhood (portion)

Water Licence No. 118066-0 of 58,200kL (Surface & Watercourse)

Hundred: Yankalilla

Council area: Yankalilla

Council rates: \$5,781.95 per annum approx.

Email for Information Memorandum.

Paul Clifford R&H Rural SA 0427 796 144.

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. Interested parties should make their own enquiries and obtain their own legal advice.