

1240 Weegen Road, Dunorlan, TAS, 7304



Rural For Sale

Wednesday, 14 August 2024

1240 Weegen Road, Dunorlan, TAS, 7304

Bedrooms: 10

Bathrooms: 5

Type: Rural

ROCKTON ESTATE

Luxury living seamlessly intertwines with rural life - Rockton is comprised of 210 hectares holding at 1240 Weegen Road, Dunorlan in the picturesque Meander Valley, Tasmania.

Dunorlan is located just over a 10 minute drive out of the beautiful township of Deloraine, 43 kilometres southeast of Devonport, and Launceston also under an hour away, making this a great central location.

Dunorlan is a farming district situated approximately 15 kilometres north of Deloraine at the junction of Dunorlan and Weegen Roads. This hamlet is rich with timeless charm that beckons both to those seeking opulent tranquility and the vibrant farming community.

In 1829 Captain Moriarty was granted 2500 acres of land in the district and named it Dunorlan. In 1846, prominent Launceston businessman and local landowner Henry Reed purchased Dunorlan and subdivided the estate into 13 farms which he leased to tenants. As one of Australia's wealthiest men, Reed was also a noted philanthropist and Christian evangelist.

THE FARM

For generations, this land of Rockton Estate has been nurtured. Ingrained with a rich history and a deep connection to the surrounding countryside, offering boundless opportunities in the agricultural industry, whether it be to continue the farming life, or pursue the endless Agri-tourism opportunities - think wedding venue, vineyard, glamping tents, market garden with a farm to fork restaurant, horse agistment or to simply be the family's secluded sanctuary, the possibilities are endless!

The estate features two titles, the first just over 141 hectares, zoned rural, and is a mix of bush land, pasture and arable land and also includes its very own quarry.

The second title of 69 hectares hosts pasture and arable land, a spring fed dam, a large workshop and three beautiful homes all with external garages.

In total there is approximately 135 hectares of arable and pasture land, 8 hectares plantation and light bush and 65 hectares of native bush land which also features the quarry.

The property is currently leased by a local and respected farming family and used for agistment of dairy stock. Under previous management the land was cropped with potatoes, cereals, poppies and an area was also used to host raspberries in the distant past.

Paddocks are provided stock water from the spring fed dam to troughs and there is also a bore providing water to the homes and a hydrant on the property boundary which provides potential access to the local scheme and water rights are stated to be available.

Land suitable for cropping and intensive grazing.

THE QUARRY

An additional asset to this property, is its own gravel quarry. A ground test confirms it contains good grade gravel for road base or concrete, which in turn provides good base for the farm driveways, roads and odd jobs.

The property also boasts three distinctive residences, each a testament to the family's enduring legacy and commitment to excellence.

Each of the three homes on the property exudes its own unique charm and sophistication.

BIRCH COTTAGE

The first of the three homes greets you with a sense of family, warmth and history. Originally the farm cottage and more

recently extended and renovated, this dwelling is far from its original glory.

This 1950s gem has three bedrooms and two bathrooms, an open plan modern kitchen, dining and lounge area that is the heart of the home. The free standing wood heater is perched on a brick hearth adding even more warmth to the walls that are already filled with love.

The modern comforts of floor heating in the bathrooms and addition of the reverse cycle system make this home comfortable all year round.

Enjoy an afternoon cuppa on the large covered deck and soak in the vast view of rolling farmland and hills.

A newly built double garage provides extra storage and convenience for parking the every day vehicle.

ROCKTON HOUSE

The second home has been beautifully renovated to pay homage to the original farmhouse it once was, including high ceilings, and the adding of French windows which access the four sides of the expansive verandah. These additions create quirk and character throughout the home.

The welcoming lounge is cosy with the freestanding wood heater set into a beautiful mantle and the country style kitchen area is a dream for entertainers, blending modern touches with the original charm of the home seamlessly. The three bedrooms are a delight, each with their own personality and original timber floors. The bathroom is luxe with floor heating and double basins adding a sense of elegance.

Surrounded by extensive gardens and mature trees, this is the oasis of the property, sit and enjoy the surrounds on the large deck.

THE LODGE

Built in 2018, this two story three bedroom, two bathroom home is the newest structure on the property, yet it is as individual as the palm of a hand.

The hand made detail and design that is adorned in this home has been fabricated with love, skill and thought. The eye is drawn to the individual features that make this house a warm and inviting home.

Upon entry the unique brick fireplace draws guests in immediately. Be sure to enjoy entertaining here in the open plan living and modern kitchen area, that then leads to the undercover outdoor dining area and theatre room. Relax and take in the breathtaking views of the surrounding hills and countryside.

A theatre room offers an escape to take in every detail of screen viewing and this cosy room is heated with a reverse cycle system that ensures comfort all year round.

The loft area is accessed by the most impressive staircase fabricated with timber sleepers and iron that leads to the master suit, large walk in robe and ensuite along with extra living area. A true adults escape with a sense of luxe.

Both bathrooms have a sense of luxury with floor heating underfoot, and with solar hot water, showers will be enjoyed with a feeling of sustainability.

The opportunity for ownership of this estate is rare... Be the next in the history books to own this opulent property!