

140 Nowra Road, Moss Vale, NSW 2577

Viticulture/vineyard For Sale

Sunday, 23 June 2024



Forbes
GLOBAL PROPERTIES

140 Nowra Road, Moss Vale, NSW 2577

Bedrooms: 4

Bathrooms: 4

Parkings: 2

Area: 40 m2

Type:

Viticulture/vineyard



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Contact Agent

For the past twenty-five years Mount Ashby Estate has become an established and acclaimed Southern Highlands French inspired restaurant, cellar door and antiques destination. In 2019 the 40 Hectare (100 acre) property was given rare SP3 tourist zoning. The option to expand tourism or retain as luxury private family estate offers a rare and unique proposition. The Homestead Stone and glass picture windows are the standout features of this beautifully appointed home. The home has cathedral ceilings and open plan expansive rooms with the ambience of wood and gas fireplaces. There are four lovely bedrooms all with ensuites and underfloor heating. At the heart of the home is the state-of-the-art kitchen, complete with walk in pantry and premium appliances, features sleek cabinetry and stone benches. There is also a large double garage with internal entry to the home. The gardens have been designed for easy care with the use of stone feature walls and lush green lawns. In the back garden is a charming studio with bathroom, ideal for guests or home office.

The Restaurant & Cellar Door The old dairy has been converted into an award winning French inspired restaurant seating approximately 40 – 60 guests, inside and out. It also doubles as a cellar door for the Mount Ashby Wine label. The restaurant and cellar door could be expanded to increase the business with extended operating hours, functions, weddings and farm stay accommodation. The unique and rare Tourist Zoning allows a mix of uses on the property.

Produce Store The Produce Store is a charming and character filled building, currently used for an antique store, additional dining room overflow, special functions and the occasional wedding. It was even featured in the Australian film, Ginger Meggs in 1982. The early 20th century corrugated iron shed was relocated from the current Aldi site in Bowral and rebuilt on Mount Ashby Estate in 2003. The building features exposed timber ceiling trusses and chandeliers.

SP3 Tourist Zoning Mount Ashby Estate holds rare SP3 Tourist Zoning, limited to only six properties in the Southern Highlands. A DA was submitted and approved in September 2020 for a function centre with a 170-person capacity. Suitable for larger weddings, dinners and conventions, with the concept for a 60-room hotel and 30-cottage 5-star Country Resort. Potential to capitalise on the strong tourism, accommodation and function demand for the Southern Highlands.

The Vineyard & Farm Approximately 2.5 hectares of Pinot Gris and Merlot were planted by the current owners in 1999 with the first vintage produced in 2002. Prior to that, Mount Ashby had a long history operating as an award-winning dairy farm for around 100 years. There is ample room to expand the vineyard which has north facing hillside and excellent water. The farm can also carry approximately 60 head of cattle.

The Location Located only 5mins from Moss Vale, 15mins from Bowral and 1.5hrs from Sydney. Mount Ashby Estate is in an ideal location close to other tourist destinations, restaurants, wineries and accommodation venues. Mount Ashby Estate offers the perfect destination as a private luxury estate or commercial venture. You take your pick.

Contact Agents Please contact Richard Royle (0418 961 575) or Deborah Cullen (0401 849 955) to discuss further or to arrange a private inspection.