

Sold



Saddleworth



GRAND TWO STOREY RESIDENCE

Built in 1863 originally as a flour mill and then converted to a residence in 1923, this wonderful home has been brought into the 21st century with extensive modifications and décor, but still retaining the character and grandeur of last century.

Today it is a modern 4 bedroom home with all the modern conveniences. Extensively renovated over the last seven years by the inclusion of new bathrooms, a new extension to the back with the addition of the lounge/dining, games room, store room and toilet. The total living area is now approximately 216m².

The street view demonstrates the versatility of the property. An external stairway to the top story provides an alternative access to the two larger bedrooms on the top floor.

The master bedroom boasts a built-in robe (97 years old), large ensuite, split system air conditioning, ceiling fan and a kitchenette. Access to the verandah is via the kitchenette. The master bedroom and its facilities have previously been rented and can be treated as separate from the rest of the home.

Bedroom 2 is also very large and features a large built-in robe and ceiling fan.

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Price	SOLD
Property Type	Residential
Property ID	522
Land Area	1,410 m ²
Floor Area	216 m ²

Agent Details

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Access to both these bedrooms is not only via the external stairs, but also the original internal stairs from the family room.

Bedroom 3 is downstairs and features a walk-in robe and a split system reverse cycle air conditioner. Bedroom 4 is accessible either via the games room or front verandah.

At the rear of the home the modern extension offers the large lounge/dining area. The original stone work of the back wall provides a wonderful feature and lends to the atmosphere of the living area. Fully carpeted and air conditioned completing this area.

The bathroom, laundry and toilet have all been replaced in the last 7 years, along with the kitchen appliances, the original Metters wood stove has even been restored to working condition.

The 1410m² corner block offers side access to the high clearance 40 x 25ft shed. It is fully concreted and power is connected. There is even a large solar array on the roof with 21 solar panels and a solar battery with blackout backup.

Views over the block from the top verandah are magnificent, with rural views to the west and views overlooking the gardens.

This home is so versatile and can be adapted to multiple uses such as:

- Cottage industry/shop (S.T.C.C)
- Home office
- Potential for 2 Bed and Breakfast accommodations (S.T.C.C)

Saddleworth is a historic and picturesque town and is a gateway to the Clare Valley. Clare is only 36km away.

A relaxing 40 minute drive will deliver you to Gawler and all its facilities.

Maybe it is time to consider that change in lifestyle?

Call Peter on 0458 283 877 for a private viewing.

RLA 233441

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