

# Hogsback Homes and Real Estate

Your resident property specialists

## High on the Hogs



This fully fenced property is well established with pine and silver birch woods, landscaped gardens, an orchard and vegetable plot complete with outbuildings. Within walking distance of central village amenities but far enough away for seclusion. Set on a bluff above the indigenous forest, the accommodation includes 3 separate residences that feature exceptional uninterrupted views of the Hogsback Mountains and Tyumie Valley.

### **The property offers the following:**

- Main House: Large reception and lounge area with picture window overlooking the Hogs leading to patio area. Jet Master fireplace. A large new country style kitchen with wood stove and built-in cupboards is a central feature of this home. The main house has three bedrooms, and two bathrooms (one en-suite).
- Separate two-bedroom flatlet under the main house with private access and entertainment deck. Open plan kitchen-lounge area and bathroom.
- Large thatched garden cottage comprising lounge with Jet Master fireplace, kitchen, bathroom, central corridor with built-in cupboards, and a large master bedroom.
- There is also an additional cottage currently being used as an art studio and workshop, but ready for conversion to a three-bedroom cottage, with kitchen, bathroom and lounge area.
- 2 carports
- Substantial water storage with collection tanks and pump system.
- The stand would also be suitable for the establishment of additional cottages.
- Land Extent: 1.88 hectares.

### **Price and special conditions of sale:**

- Price on application.

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E&OE. Prices subject to change at owners' discretion.

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