

**229 Glenarvon Rd, Lorn, NSW, 2320**

**Acreage Semi-rural For Sale**

Tuesday, 10 December 2024

229 Glenarvon Rd, Lorn, NSW, 2320

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 6**

**Type: Acreage Semi-rural**



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## 'Lorn Rose Farm' - A Landmark Hunter Valley Property

### OVERVIEW

Lorn Rose Farm is surely one of the most beloved and well renowned properties in the lower Hunter Valley. Set amongst gorgeous poplar and Jacaranda trees on the outskirts of Lorn village, it's only 3 minutes into Maitland CBD, 45 minutes to Newcastle and 2 hours from Sydney CBD.

Sitting on a manageable 9.9 acres, there's so much to offer including the stunningly refurbished federation farmhouse, a manager's cottage, sizeable barn, converted stables, creative studio, and working flower farm infrastructure.

Opportunities of this calibre do not often present themselves, please enquire today to arrange your private appointment of this truly special property.

### The Homestead

Exquisitely restored, the homestead boasts a superb level of period charm and updated amenities to comfortably sleep 9 people. Four spacious bedrooms, two with lavish ensuites, with wonderfully flowing spaces all oozing country comfort.

The beautiful double lounge room opens out via French doors onto the north-east facing veranda, a sublime combination of indoor-outdoor living, not often found in homes from this era. Of course, an original fireplace and built in bookcase adds to the cosy factor.

The new kitchen is simply an entertainer's dream, housing a wet bar, complete with Zip tap, full suite of Smeg appliances, gas cooktop, stone benches, charming pendant lighting and breathtaking cathedral ceilings.

The Homestead has been an incredibly popular Airbnb property since it opened a year ago.

### The Outbuildings

It is rare that a home of this calibre becomes available, let alone a property with the multiple opportunities afforded by the Lorn Rose Farm.

The recently refurbished barn includes a kitchen equipped with SMEG appliances, integrated fridges and commercial dishwasher, a cool room for storage or flowers, tool shed, two stunning bathrooms, mezzanine level storage and retail space for a florist, farm gate, art gallery, flower market or small cafe (STCA). It's also hosted several small weddings.

The second dwelling is a charming two-bedroom cottage currently leased out, however it offers much scope for a potential manager's residence, extra rental accommodation or event space. Outside the house is a custom mural painted by a local artist.

Adjacent to the cottage is a delightfully renovated and air-conditioned studio, which offers an intimate space for a high tea, artistic pursuits or even another retail area. It's been regularly hired to local artists for workshops.

The converted stables houses another exceptional entertaining area, with a bathroom and kitchen with dishwasher and

Zip tap. A relaxing fire pit and outdoor BBQ kitchen completes the picturesque setting.

There's even a charming cubby house for the kids on the lawn.

You'll soon see why Lorn Rose Farm has been a popular and versatile location for film, TV, fashion magazines and local photographers.

## The Farm

Despite the variety and potential of the property, Lorn Rose Farm is a manageable size for any new owner. Sitting just under 10 acres, it does not come with the burden of a large 100acre plus farm, however, can be equally as productive.

Roses have been sold for many years from this location, and the current owners have expressions of interest for suitable candidates to manage the roses and occupy the retail space. The rich alluvial soil offers plenty of scope for other agricultural pursuits also, from vegetables to a small turf farming operation.

For all the improvements and commercial opportunities, Lorn Rose Farm's strongest point is its tranquillity and beauty as a family home. As you sit around the pool or fire pit shaded by decades old poplar and jacaranda trees, enjoying the summer sunset with dappled light reaching across the farm, the sense of calm and beauty are impossible to escape. It represents a place of rest, comfort, and boundless opportunity. Live, escape, work or play, Lorn Rose Farm offers it all. PRD Hunter Valley is proud to be appointed the marketing agent for this exceptional property.

Please contact James Hannah on 0400 301 349 to arrange your private appointment.

Lorn Rose Farm, Glenarvon Road, Lorn, Hunter Valley, NSW.

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