

140 Fiddlers Green Road, Kyneton, VIC, 3444

BROADHURST
Macedon Ranges | Central Highlands | Spa Country

House For Sale

Wednesday, 20 November 2024

140 Fiddlers Green Road, Kyneton, VIC, 3444

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Robert Broadhurst

Abbeyville C.1856

Be romanced by this captivating bluestone rural residence, private garden and equestrian facilities, only 5 minutes from the historic township of Kyneton and nestled in an exclusive enclave of bluestone acreage properties.

Constructed for Charles Young, a former Shire President and Member of Parliament, "Abbeyville" comprises a restored 'Colonial Georgian' farmhouse, set amongst mature European trees and hedges, private gardens and heritage outbuildings on 4 hectares (10 acres approx.)

The enchantment begins at the entrance gate, as you head up the driveway to the circular forecourt, framed by original plantings, including two magnificent Monkey Puzzle trees and century old oak trees. The property sits within a backdrop of mature elm, oak, cypress and bay trees and mature box hedging and features a pond surrounded by natural bluestone formations (the original bluestone quarry for the home)

The property includes over 400 sqm of family living incorporating the original structure and an extension completed in 2001, incorporating original Baltic floorboards and Oak parquetry, high ceilings, antique lighting fixtures and French doors that bring the outside in.

Five generously proportioned bedrooms are serviced by 2 bathrooms, each with luxury fixtures and fittings. And the luxury fixtures and fittings of the house extend beyond the heritage details to incorporate important modern conveniences such as ducted reverse cycle air conditioning and heating system, heated bathroom floors and towel rails, in addition to the working original fireplaces in four rooms.

Original Structure:

Formal Sitting room: features a large fireplace, built in bookshelves, dado panels, Baltic pine flooring, antique chandelier and double doors with etched glass through to the dining room.

Formal Dining room: incorporates antique lighting fixtures, skylight, and exposed bluestone wall.

The central bathroom features a heated floor and towel rail, original Victorian claw foot bath, encaustic tiles, handmade brass tapware, skylight.

Study/Craft room: suitable as a study, playroom or for craft/hobbies

4 open fireplaces

Extension completed in 2001:

Parquet de Versailles Oak floor

Falcon 90cm dual oven induction cooktop, large island bench

Conservatory: Glass roof and windows, north facing with roof blinds. Suits winter dining and entertaining area, external access to outdoor seating area and garden, access to guest bedroom.

Screened Summer House: Used for summer outdoor dining without insects!

Pitched roof, ceiling fan, suitable for indoor garden with drainage, remote control blinds (north and west)

Extensive storeroom/wine cellar.

Connecting hallway between the historic home and modern extension

Ducted reverse cycle heating and air-conditioning, wood combustion heater

Potable bore

Rainwater storage

Solar panels

Equestrian facilities include - 6 paddocks, stable, full size arena with mounting ramp

Historic "Abbeyville" is not merely a property. It is one of the earliest houses in the Kyneton area and a living testament to our history. It has only had five owners in 168 years and was last on the market in 1990. It provides an opportunity to become a custodian of a piece of Australia's architectural legacy.

** We have obtained all information in this document from sources we believe to be reliable, however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.