

2 Louisa Street, Ranelagh, TAS, 7109

House For Sale

Friday, 15 November 2024



2 Louisa Street, Ranelagh, TAS, 7109

Bedrooms: 10

Bathrooms: 7

Type: House

Discover Clifton Estate - Unparalleled Lifestyle

Nestled in the picturesque town of Ranelagh in the iconic Huon Valley, just 30 minutes from Hobart and 5 minutes from Huonville, Clifton Estate offers an unparalleled lifestyle and/or business opportunity.

This estate spans 5.24 acres alongside the beautiful Mountain River and presents a unique chance to own a property that includes accommodation, a restaurant, and a distillery, all set within stunning, well-established landscaped gardens and sprawling acreage.

Key Features:

- **The Main Homestead (c.1850):** This state heritage-listed building spans 574sqm, boasting 8 bedrooms, 6 with ensuite bathrooms, and charming character features including high ceilings, stained glass windows, timber panelling, original cornices, and a wraparound verandah. The homestead currently serves as short-term accommodation and private quarters, offering a blend of historic elegance and modern comfort.
- **Self-contained Cottages (est. 2016):** Built in harmony with the style of the main homestead, two additional cottages offer fully self-contained living spaces, each with ensuite bathrooms and kitchens. Surrounded by cottage gardens and rural views, they are ideal for guest accommodation, extended family or long-term rentals (STCA). There are plans for a further 3 self contained homes to be built which could be completed to add to the accommodation offering (STCA).
- **The Oast House:** Currently home to 'The Kiln Eatery', this beautifully restored Oast house is the only heritage-listed Oast House in Australia currently open to the public. The restaurant can accommodate up to 80 guests, making it a popular venue for weddings, functions, and casual dining. Its photogenic garden and picturesque settings provide a stunning backdrop for special events, with scenic locations perfect for wedding photography.
- **The Distillery:** Equipped with both a 100-litre and 10-litre still, this facility complements the existing business opportunities on the property. It offers further potential for those looking to explore the growing Tasmanian spirits market.
- **Picker Huts:** Two original picker huts, adding additional storage or the potential for other commercial uses, further enhance the estate's versatility.

With its tranquil rural setting, century-old trees, and extensive gardens, Clifton Estate offers endless possibilities as a lifestyle property with multiple revenue streams. The estate's character, beauty, and unique heritage make it a highly attractive destination for tourists and locals alike.

Discover Clifton Estate a true slice of Tasmanian heritage.

Private inspections are available by appointment, contact Marc or Sam today to arrange an inspection or for more information.