

**23 Main Street, Kempton, TAS, 7030**



**House For Sale**

Friday, 15 November 2024

23 Main Street, Kempton, TAS, 7030

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 10**

**Type: House**

## Ellis Cottage - Historic Georgian Charm

Step into history with Ellis Cottage, a Georgian-era home built circa 1840 on land first purchased by ex-convict William Henry Ellis from Queen Victoria in 1842. Located on Kempton's historic main street, once the main highway between Hobart and Launceston, this charming cottage now sits in a tranquil setting since the town was bypassed by the highway.

Originally built as a self-contained caretaker's residence for an orchard serving travelers at the Ellis Hotel (now the heritage-listed Dysart House, home of the Old Kempton Distillery, directly across the road), Ellis Cottage is a rare gem in Tasmania's architectural history.

The home is currently configured with two bedrooms, separate dining and wood heated lounge, providing an opportunity to convert back to additional accommodation if desired.

The rustic eat-in kitchen forms the hub of the home, featuring an original sandstone-surrounded combustion wood stove, along with a butler's pantry complete with oven, dishwasher and sink for modern convenience.

The updated bathroom combines convenience with classic style, and the sunroom that overlooks the charming gardens offers the perfect retreat.

A generous 7.5m x 2.5m workshop with 3-phase power and a second toilet provides an ideal space for hobbies or potential conversion. The "Village" zoning supports further residential development, along with opportunity to run a business from home (STCA) with the location across the road from the flourishing Kempton Distillery further enhancing this potential.

Investors can expect a rent return of \$420-\$440pw as the property stands, offering a gross annual rental yield of approx 4.73%, or explore the potential of short term holiday letting to maximize your return.

Spanning 2,099m<sup>2</sup> the generous grounds provide a private garden oasis including heritage roses, exotic trees, and fruit trees such as plum, pear, apricot, wild cherry, apple, and quince.

The rear boundary adjoins the scenic Green Pond Rivulet and offers farmland views, creating a perfect backdrop for gardening or hobby farming. Additional outbuildings add functionality and storage. Increasing the desirability, the property is connected to full town services.

Kempton, one of Tasmania's earliest settlements (formerly Green Ponds, dating back to 1814), was renamed in 1838 after Captain Anthony Fenn Kemp, a key figure in Tasmania's wool industry. Today, Kempton offers a vibrant rural community known for its local festivals and heritage events. With easy access to Brighton (15 minutes) and Hobart (40 minutes), this quaint town also benefits from excellent internet connectivity, making it an idyllic yet connected place to call home.

Discover the rare opportunity to own a piece of Tasmanian history with the charm, character, and lifestyle of Ellis Cottage in the heart of Kempton.