

23a Franklin St, Richmond, TAS, 7025



House For Sale

Friday, 15 November 2024

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Bedrooms: 6

Bathrooms: 6

Parkings: 7

Type: House

Charming Mulberry Cottage in Historic Richmond

Welcome to 23A Franklin Street, Richmond. Known as Mulberry Cottage—a unique, versatile property situated on a generous 2081m² of prime land in central Richmond. This estate features four distinct dwellings and boasts a charming combination of historic and modern features, perfect for a lifestyle property. With beautiful landscaped gardens, mature fruit trees, and a gazebo with power overlooking the grounds, this property creates an idyllic setting for both residents and guests.

Overview of the Property

Mulberry Cottage enjoys the convenience of town water and sewerage connections and is equipped with an irrigation system to maintain its lush gardens. The property also includes a garden shed, a removable storage container near the main residence, and a variety of fruit trees, including a productive 120 year old mulberry tree, mandarin, apricot, and cherry trees. Each of the four unique dwellings on the property has its own charm, offering privacy and comfort within this stunning, serene landscape.

Main Residence

The main sandstone residence is a two story, three bedroom, two bathroom home that seamlessly blends classic design with contemporary comfort. With multiple entrances, including French doors, this home features a warm, inviting interior with exposed brick accents in the kitchen, a large pantry, and an electric oven with a gas cooktop. Adjacent to the kitchen, a cozy dining area, storage room, laundry, and additional toilet complete this practical, spacious layout.

The main residence connects to the Garden Cottage via a breezeway, adding versatility to the space, especially for those managing the short stay business. A floor heating unit maintains comfort, though there is an area designed for a fireplace if desired. The property includes a partly enclosed outdoor area at the back and an additional garden shed for storage. This residence offers a comfortable yet timeless living space within the larger property.

Garden Cottage

This one bedroom, two bathroom cottage features stunning garden views, creating a peaceful, natural retreat for guests. A generous living and dining area, kitchenette, and ensuite complete this cozy cottage. A spacious bedroom, modern ensuite, and a Fujitsu reverse cycle heating system enhance the comfort of this cottage.

The Garden Cottage shares a breezeway with the main residence, providing convenient access while maintaining privacy. The large windows bring garden views indoors, creating a relaxing, serene atmosphere perfect for short stay guests or personal use.

The Chalet

The Chalet is a one bedroom, one bathroom cottage that combines character with modern comforts, making it ideal for short stay accommodation. The stone accented entrance leads into a cozy living area with a fully equipped kitchen and laundry. Inside, the high cathedral ceilings and timber framed windows create a bright, inviting space.

Modern amenities include an Acai reverse cycle heating system, instant gas hot water, and six solar panels for sustainability. The Chalet's combination of warmth, eco friendly features, and comfort makes it a memorable experience for guests.

Reid's Cottage

Dating back to the 1830s, Reid's Cottage is a charming one bedroom residence that preserves its historic appeal while

offering essential modern amenities. With a modern bathroom, living and dining area, Reid's Cottage provides a nostalgic yet comfortable environment. Recent updates include a new galvanized iron roof and doors, ensuring durability while honouring the cottage's historical design. Equipped with a wood pallet heater this property will keep you warm during the colder months.

Gardens and Outdoor Features

The grounds of Mulberry Cottage are enchanting, with meticulously landscaped gardens and mature fruit trees that add beauty and seasonal bounty to the property. The namesake mulberry tree, along with mandarin, apricot, and cherry trees, offer fresh produce and create a picturesque environment that is perfect for relaxation and outdoor activities.

A well maintained irrigation system helps keep the gardens lush year round, while the gazebo provides a charming space to enjoy outdoor gatherings with access to power. Additional storage is available in the garden shed, and a removable storage container offers flexible storage options.

Investment Potential and Lifestyle Opportunity

Mulberry Cottage offers a unique investment opportunity with its successful short stay accommodation business, catering to a variety of guest preferences across the four distinct dwellings. From the historical ambiance of Reid's Cottage to the private serenity of the Garden Cottage, this property provides versatility and appeal to a broad audience. Its central Richmond location, near shops, dining, and local attractions, further enhances its draw for both residents and guests.

Whether you wish to continue the existing business or tailor the property to suit your personal lifestyle, Mulberry Cottage provides an exceptional foundation for your vision.

Mulberry Cottage is more than just a property; it's a blend of history, charm, and modern living. Each of its four dwellings offers unique character and comfort, making it ideal for a diverse range of uses. This property currently is operating as a Bed n Breakfast with a fully booked schedule and can be sold as a going concern. This would make a perfect investment opportunity for those looking to start or expand on their property portfolio. With its enchanting gardens, central location, and flexible living options, Mulberry Cottage is a rare opportunity to own a piece of Richmond's charm and history.

Schedule a viewing today and experience this extraordinary property for yourself. Embrace the possibilities and make Mulberry Cottage your own retreat or investment gem.

Disclaimer: 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.