

305 Old Farm Lane, Stoneville, WA, 6081

House For Sale

Saturday, 30 November 2024



305 Old Farm Lane, Stoneville, WA, 6081

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



Jo Sheil

GUMS N ROSES

Offered for sale for the first time since construction, this much-loved and lovingly tended family home is a joy to behold. Surrounded by thriving bore-reticulated gardens dotted with shady arbours and nooks, this impeccably presented home features open-plan living, a separate junior wing and a floor plan designed for indoor-outdoor living. Large windows, a palette of natural materials and colours and judiciously selected antiques balanced by modern convenience produce an utterly bewitching home ready and waiting for a new family and generations of memory-making.

3 bedrooms 2 bathrooms
1996-built brick and iron
Blue-ribbon family home
Open plan w raked ceiling
Huge decked outdoor living
Drive-in powered workshop
Bore-fed auto reticulation
Artist's studio garden office
Landscaped 4079 sqm block
Impressive Hills renewal

Nestled amidst exuberant, meticulously curated gardens – a magnificent antique French fountain at its heart – this enchanting property invites you to experience a lifestyle of tranquillity and connection to nature. A bull-nose verandah extends across the front of the home, its generous width creating an inviting outdoor living space. Here, mornings with coffee and watching native birds flit around the garden offer an unparalleled start to the day.

Stepping inside, the formal entry sets a tone of welcome and generosity. To one side, the principal suite is a private sanctuary. Carpeted floors, reverse-cycle air conditioning, and a large walk-in robe ensure modern comfort, while the ensuite celebrates classic refinement with a 6-foot clawfoot tub from the early 1900s and antique-style tapware—a nod to the home's timeless character.

At the heart of the home, the expansive open-plan living area unfolds beneath a raked ceiling, with large windows framing views of the rear garden and entertaining deck. The kitchen, thoughtfully designed for family life, features jarrah cabinetry, a U-shaped benchtop, a double electric wall oven, a 4-burner gas hob, and a built-in pantry. Whether it's casual weeknight meals or festive gatherings, this space seamlessly adapts to the rhythms of daily life. Set adjacent lies the dining and lounge areas -comfortable warm spaces, centred around an inbuilt fire place, mantelpiece and framed by Woodbridge brickwork. French doors open to a stunning decked entertaining zone, effortlessly linking indoors and out.

The junior wing, accessed via a bright and spacious hallway, offers two generously sized, carpeted bedrooms with built-in robes, a family bathroom with a shower and tub, a separate WC, and ample storage. A laundry/mudroom with garden access completes this functional yet inviting area of the home.

Outside, the gardens come alive in every direction. A gabled roof shelters the expansive deck spanning the rear of the home, which overlooks a backyard that feels like a private wonderland. A wisteria-covered arbour leads you through a shaded glen, across a bridge over a pond, and to a stationary 1968 Globetrotter caravan. Styled as a multi-use garden retreat, it's a space limited only by your imagination—a home office, a teen's hideaway, or a summer sanctuary.

Practicality meets creativity at the rear of the property, where a side access driveway leads to a large, powered workshop and an expansive covered hardstand provide storage for up to six vehicles room for hobbies or projects. A brand-new 6.6 kW solar array adds energy efficiency, while the gardens, fruit trees and vegie beds flourish with a bore-fed reticulation system and a 13,000-litre tank (approx.).

An artist studio/ garden office space set to the rear of the enclosed double carport completes this beautiful 4079 m property.

This is more than a house – it's a home that brings together the best of indoor-outdoor living, timeless design, and an exceptional garden setting in a faultless backdrop to generations of making memories.

To arrange an inspection of this property, call Jo Sheil – 0422 491 016.