

50 Smiths Rd, Nicholls Rivulet, TAS, 7112



House For Sale

Tuesday, 26 November 2024

50 Smiths Rd, Nicholls Rivulet, TAS, 7112

Bedrooms: 5

Bathrooms: 3

Parkings: 10

Type: House



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Luxury Resort-Style Living

Between the charming villages of Cygnet and Kettering in Tasmania's picturesque Huon Valley lies this stunning 48-acre sanctuary - a complete lifestyle retreat where every detail has been thoughtfully established for the finest in country living. Designed in a timeless architectural style, this beautiful home seamlessly blends into its mature garden setting through natural mud brick walls, soaring ceilings, and custom timber windows, creating an ageless presence that transcends time.

Locally known as 'Toad Hall,' this distinguished 32-square mud brick residence earned the Housing Industry Association (HIA) National Home of the Year award in 1994. The thoughtfully designed heart of the home commands attention with its expansive central living, dining, and kitchen area, showcasing 10m recycled beams, a central sandstone fireplace, and soaring ceilings. Large glass stacker doors open seamlessly into a copper-roofed, double-glazed conservatory, a masterpiece of design that captures garden views from every angle. The exquisite craftsmanship continues throughout, from the pressed tin ceiling to the artisan joinery that elegantly separates living spaces.

The refined kitchen showcases timber benchtops, a spacious breakfast bar, and Tasmanian oak parquet flooring that seamlessly flows into the dining area, equipped with premium appliances, including a large Falcon stainless steel stove, a Miele dishwasher, and a Quasair rangehood. A walk-in pantry adds practicality to the design. Perfectly situated, the kitchen boasts views of the front garden, verandah, living spaces, and the sunlit conservatory.

The Northern wing hosts a grand master suite, thoughtfully designed as the ultimate parent's retreat. This private sanctuary features a spacious bedroom with veranda access, ample room for lounge furnishings, a light-filled walk-in wardrobe, and a generous tiled ensuite with a custom vanity. Complete with one of the home's two offices, this wing could easily serve as a luxurious bed and breakfast suite.

In the southern wing, a well-appointed guest suite offers ensuite amenities, veranda access, and convenient attic storage via a pull-down ladder. Two additional bedrooms with built-in wardrobes share a sophisticated bathroom featuring modern finishes, warm timber accents, and ambient vanity lighting. This wing is completed by a separate powder room, laundry, and the second home office, with an exposed mud brick feature wall adding rustic elegance to the space.

Other features include built-in speakers and surround sound system, a discreetly positioned projector with a drop-down screen, David Weeks Studio lighting from New York, reverse cycle hydronic radiator heating, underfloor heating in the conservatory plus the warm imported central wood heater surrounded by the sandstone clad fireplace that acts as a large thermal mass heat bank.

Outside, approximately 1/3rd of the property is made up of diverse native Tasmanian forest and the remaining 2/3rds are well-established pastures that are fenced into 6 main paddock areas all featuring gravity-fed water to concrete in-ground troughs. The property offers town, bore and tank water with established irrigation through the garden areas with the bonus of a winter creek running through the property, a lake plus multiple dams.

One of the standout features of this property is the stunning 11-metre heated swimming pool, crafted with precision by a local French stonemason. The pool is beautifully framed by elegant sandstone walls and complemented by limestone paving, creating a luxurious and timeless outdoor space.

An innovative, all-weather cover constructed from durable aluminium and polycarbonate offers versatile functionality. Depending on your preference, it can be fully closed, partially covered, or left open. The clear polycarbonate cover not only enhances the pool's aesthetic but also helps harness the sun's natural heat, keeping the water warm. For additional comfort, the pool is also equipped with a state-of-the-art heatpump heating system.

Other notable features include automated filtration and safety pool fencing. This exceptional pool area offers both beauty and practicality, providing an ideal setting for year-round enjoyment.

The property boasts a recently installed 10 kW solar system, featuring panels positioned on the northerly slopes of the roof. This strategic placement ensures the panels capture solar energy throughout the day, significantly offsetting the cost of the electric heat pump heating. Additionally, the home is fitted with new R5 ceiling insulation, which helps maintain a consistent and comfortable temperature year-round.

For outdoor enthusiasts, the property also includes a full-sized, all-weather tennis court, nestled into the established gardens. The court offers a stunning outlook over the valley and is surrounded by high-quality ball fencing for uninterrupted play. It also includes a practice wall and has connected power to support a tennis ball machine, making it a fantastic space for training or a wide range of other sporting activities.

As you approach the property, a sealed driveway leads you through remote-controlled timber and brick gates, guiding you through a stunning avenue of mature birches, gums, oaks, and firs, creating a breathtaking display of colour, especially during the vibrant autumn months. The driveway meanders past beautifully established gardens, ultimately arriving at the 4-car Colorbond garage and a sealed parking area conveniently located near the home's entry.

In addition to the garage, the property offers an array of well-equipped outbuildings, including a workshop, gym, tractor shed, original tack room/chicken shed, wood storage, hay shed, and garden shed. For animal lovers, there are timber-fenced holding paddocks and a round yard, perfect for ponies or other livestock.

The extensive gardens are a true highlight, featuring a delightful mix of European trees, fruit trees, berries, and native plants. With sweeping mountain views as a backdrop, these gardens offer endless exploration opportunities for children and provide a serene, picturesque setting that can be enjoyed from virtually every window of the home.

If you've been searching for a secluded, resort-style lifestyle within just one hour of a major city anywhere in Australia, this property offers exceptional value. With the unique blend of expansive space, proximity to Hobart, and extensive external infrastructure, this property presents an ideal opportunity for both personal enjoyment and future development. Whether you envision it as a private family home, accommodation for guests, or a health retreat or exclusive hideaway (subject to relevant approvals), this property has endless potential.

For more information or to arrange a private inspection, including access to our detailed walkthrough video please call or email anytime.