

58 Riddoch Street, Penola, SA, 5277



House For Sale

Saturday, 16 November 2024

58 Riddoch Street, Penola, SA, 5277

Bedrooms: 4

Bathrooms: 2

Type: House

Exciting commercial/residential opportunity awaits you at the historic Cobb'n'Co Booking Office - Penola

EXPRESSIONS OF INTEREST BY FRIDAY 12PM 20TH DECEMBER 2024 (UNLESS SOLD PRIOR)

Ray White Mt Gambier is pleased to present 58 Riddoch Street, Penola, for sale. A property unlike any other - the historical Cobb & Co Booking Office is on the market. It awaits a visionary buyer with the imagination and enthusiasm to bring history back to life, this residential conversion is a first for this landmark property. Sitting on the edge of the world-renowned Coonawarra wine district, the property has delivered culinary delights to locals and tourists for over a century. The stone building was built in 1857 and used as a cheese and butter factory. It retains significant character artefacts in homage to its humble beginnings.

The adjoining Tregenza Gallery, built in 1920, has been a source of inspiration and community- utilised as a gallery, tea rooms, a restaurant, and more recently as the manufacturing hub for Outback Pride. The two heritage-listed buildings share an updated main roof, with a central corridor leading from the front veranda to the rear garden and alfresco dining area. Separate male and female toilets and a laundry room with a shower sit at the back of a central section adjoining the original building. This contemporary area boasts an HACCP-accredited commercial kitchen and a cool room, and it is conveniently accessible from three entrances.

The appeal and intent of the Planning Consent, is to seize the opportunity to create a residence within Cobb & Co and Tregenza Gallery which can accommodate a residential design that is completely sympathetic and in harmony with the heritage buildings. Create new possibilities for a low cost housing solution.

The new possibilities for a cellar door serving local wine and produce is a tempting choice for its next chapter - though the possibilities are limited only by the scope of your dream project. Planning consents are in place to convert this to a residential property and local and state heritage bodies have approved stunning plans for a character home.

Combine a love of food and wine with a historically significant residence, or explore the many options, guest accommodation, a health and wellbeing retreat, treatment rooms or artist's space. If you're a farmer or live rural and looking to make the township move, this property provides endless renovation possibilities and a place to call home!

Sitting near the Mary MacKillop Centre and the Penola/Coonawarra Visitor Information Centre - the property is ideally located for tourism pursuits, wine tastings and high-end BnB ventures. Situated in the cultural heart of Penola, winning Agricultural Town of The Year. The architecture is delightful, with gambrel-style interior timber ceilings in the original building, which also features a front-facing office/bedroom, original timber floors, and a spacious, open-plan room with reverse-cycle air conditioning, white timber and stone walls and charming pendant lighting. It leads to a generous rear-facing open-plan space that accesses the kitchen and a rear deck that follows around to an open central pergola and the Tregenza Gallery.

The gallery features an open-plan dwelling with dual ceiling fans, exposed timber beams, reverse cycle air-conditioning and a kitchenette. It sits directly across from the second entry to the kitchen. It opens onto an endearing front veranda - perfect for enjoying a cuppa or a glass of the region's finest.

The building sits on over 1000m² of stunning land with landscaped grassed gardens, parking, a rainwater tank and a transportable dry storeroom. It benefits from a corner allotment with rear access from Portland Street and is fully enclosed by a charming picket fence. This spacious garden has the possibility for a new building, extensions, and a garage.

This property offers a unique blend of renovation potential and heritage charm, making it ideal for those with a vision. With planning consent already in place, there is potential to convert this space from commercial to residential. The heritage of the building adds an extra layer of appeal: while it must remain original, embracing and enhancing the historic elements provides an opportunity to create a home that celebrates its past.

Historic buildings are the heartbeat of Penola and are rarely offered for sale. Acquire a charming piece of the Coonawarra

and write a new chapter for future generations to explore, enjoy and cultivate.

Contact Karyn and Nedd at Ray White Mt Gambier for friendly, expert advice, and learn more about this incredible, life-changing possibility today. RLA 291953

Additional Property Information:

Age/ Built: 1857

Land Size: 1,086 m²

Council Rates: Approx. \$2,436 per annum.