

675 Cradle Mountain Road, Erriba, TAS, 7310

House For Sale

Wednesday, 18 December 2024



675 Cradle Mountain Road, Erriba, TAS, 7310

Bedrooms: 4

Bathrooms: 4

Parkings: 6

Type: House



Peter Cooper

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ERRIBA RISE

For that one remarkable property, Erriba Rise truly stands apart from the rest. Meticulously constructed over a six-year period this bespoke, executive residence sits overlooking the Forth Valley and a distant Lake Cethana.

Accessed through a mature woodland, along a 350-metre sealed drive, the home nestles discreetly in an open terraced lawn setting. Enjoying an elevated northerly and easterly aspect, the view is tireless, with the vast expanse encompassing the Eastern Ranges beyond Launceston to Mt. Ossa and the northern edge of the Walls of Jerusalem to the South. Mts. Roland, Claude, and Van Dyke take central prominence. All of this observed through the home's numerous floor-to-ceiling windows and doors.

The house is of a modern style split level flat roof construction using vertical hardwood cladding with double-glazed cedar windows throughout and is designed on passive solar principles, with the lower level sitting on a hydronically heated polished concrete slab cut into the hillside. Complimenting the heating system is a legendary Cheminees Philippe fireplace, providing further comfort and ambience in the open plan living area. Comprising three bedrooms with ensuites, two with built-ins, and the Master with a walk-in robe, the quality of fixtures and fittings are top end. The third bedroom on an upper level is effectively a self-contained small apartment with kitchenette. A six-gas burner/four-oven electric Aga takes centre stage in the modern kitchen and is complimented by a 12x3 metre walk-in larder and Butler's kitchen with its own stove and extensive storage shelving. There is also a separate study with a floor to ceiling library. Remote-controlled double garaging is conveniently internal and generous in size.

Of the property's seventy-six acres, the house is surrounded by approximately 5 acres of wallaby grassland with newly constructed dry stone ha-ha retaining walls. A twenty-acre native parkland garden has been developed carefully over the past 20 years to provide a sanctuary for wildlife. This area includes extensive plantings of indigenous trees, shrubs and grasses accessible along a winding rock lined bush track. Beneath the escarpment top (and incorporating some high-value perched winter wetland and columnar basalt cliff formations at a higher level), forty-seven acres have been secured under a conservation covenant to protect the property's significant natural values. It contributes to a larger cluster of neighbouring private and Parks and Wildlife nature reserves encompassing roughly one hundred and forty acres in total. A second one bedroom, one bathroom cottage and croquet court can be found a short walk above the main residence, perfect for spillover guests or as an accommodation business opportunity (STCA). Further, there is a fenced vegetable garden with potting shed, netted chicken run and shelter, excellent internet coverage, a forty-foot shipping container which functions as a workshop and generous firewood storage sheds, enhancing the appeal of this special property. At a six hundred and fifty metre elevation, and under a thirty minute drive to Cradle Mountain National Park, Erriba is located within comfortable striking distance to Devonport, Ulverstone, and Sheffield. Erriba Rise - a unique executive residence for the discerning buyer.

"Roberts Real Estate have obtained all information in this document from sources considered to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations. All measurements are approximate. Please note, photos are indicative of the property only."