

**103 Glendale Rd, Sidmouth, TAS, 7270**



**Rural For Sale**

Monday, 28 October 2024

103 Glendale Rd, Sidmouth, TAS, 7270

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Rural**



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## Swinging Gate Vineyard Wines

Swinging Gate Vineyard is a well established vineyard and cellar door destination on the West Tamar Wine Route. A 17.2 hectare property (approximately 42.5 acres) with 9.3 hectares of vineyards (approximately 23 acres) on predominantly north east facing slopes first planted in 1985. Under the current ownership the vineyards have been progressively rejuvenated, there has been an evolution of the infrastructure both domestic, wine facilities for guest experience and accommodation collaboration for tourists. This offering is a beautiful, deliberate rustic Artisan expression truly reflecting the diverse nature of the world of wine.

The vendors continue to make improvements and developments that is part of the wine industry journey. No two properties are the same and this could not be more evident than in the wine industry where all the visions, style and intent of the proprietors can be reflected in the range of wines that are grown in the vineyards, result in bottle and presented for guests to enjoy.

Swinging Gate has a range of wines from estate grown grapes including white varieties Chardonnay, Frontignac, Sauvignon Blanc and Pinot Gris, along with Red varieties Pinot Noir, Cabernet Sauvignon and Merlot. From these classic varieties an exciting range of sparkling, still and alternative wine styles are produced and made directly available to the public through Cellar Door and distribution. For aficionados of cool climate and Pinot Noir will be excited that (named for world renown Dr. Richard Smart) among the clones planted are an array of sub clones of the Pommard clone D4V2 known as the "Smart Clones" of about 1 hectare. The vineyard, allowing for seasonal variations yields between 6 to 8 tonnes per hectare. Clonal information of varieties and a more detailed breakdown of yields per variety is available upon request.

The home and cellar door facilities have been progressively restored and renovated all the while sympathetic to an ideal and eye to a rustic theme of worn, warm and yesteryear. It respects the history of the country life of vineyards while never losing sight of more modern necessities that blend into the style and theme. The eclectic presentation with incorporation of historical memorabilia and genuine or replica antique style fixtures defies the notion that old things are out of date or have no use. They add a charm that cannot be manufactured.

Swinging Gate has a collaboration with Domescapes Tasmania and offers three (3) Glamping Accommodation venues among the vines for travellers to share the experience and environment. Guests staying in the domes have the pleasure of the location, and are treated to the Swinging Gate wines accompanied by a selection of the best of local fare.

The homestead is a rambling weatherboard three bedroom, open plan living and family rooms, family bathroom plus ensuite, craft room/office, gas and electric appliances, wood heater and is still a work in progress with the vendors continuing some refurbishments. Open the French doors and look out over the vineyards, sit on the patio and enjoy the view in down time between opening hours of cellar door. Family guests when staying can enjoy the setting from the studio/guest cottage in the grounds of the homestead.

Wines are made on site and with approvals in place for new infrastructure to be built upgrading and expanding on existing facilities it is an exciting phase of the evolution of Swinging Gate. The full range of wines can be viewed at cellar door and by visiting Swinging Gate website online

There are a number of options on the table with this offering. The obvious is the property sale at the advertised price (bare), Plant and Equipment and or Stock at Valuation may be negotiated as a Walk In Walk Out opportunity. The vendors are also offering option of the property W.I.W.O. as a going concern inclusive of P&E and S.A.V.

The vendors are being somewhat proactive in going to market as they see Swinging Gate as unfinished business, "a life's journey" and without wanting to confuse the issue would explore the option of an equity partner that would share in the management and operation of the property. For some one new Swinging Gate could be your "sliding door moment".

Just 35-40 minutes from the heart of Launceston and 12 minutes from Exeter, well established on the Tamar Valley Wine Route Swinging Gate is a diversified wine and tourism opportunity to be given every consideration. With Swinging Gate is

less than an hour from Launceston airport and just over an hours drive from the Spirit of Tasmania Ferry Terminal at East Devonport it is a comfortable commute to this enticing destination.

Sushames Real Estate trusts in the information in this document which has been sourced from means which are considered reliable. Prospective purchasers are recommended to carry out their own due diligence regarding permits, measurements, and boundary positions prior to settlement.

Inspections are strictly by appointment with agent only.

Please contact Neil on 0429 331 664 for further detailed marketing information and to schedule inspections.