

159 Ridge Road, Ashton, SA, 5137

Rural For Sale

Saturday, 23 November 2024

159 Ridge Road, Ashton, SA, 5137

Bedrooms: 5

Bathrooms: 3

Parkings: 2

Type: Rural

Auldwood Estate Stunning 40 Acres with 1880's updated Stone Residence, Luxury Airbnb Retreat, Vineyard and Cellar Door.

Welcoming you to a lifestyle of serenity, luxury and sustainability, is Auldwood Estate, an iconic Adelaide Hills lifestyle property, majestically spread across forty acres of breathtaking beauty in the pristine Piccadilly Valley, just 15 minutes from Adelaide.

We invite you to view the beauty of Auldwood at our scheduled open inspections. If attending, please be sure to park in the driveway or carpark of Espira Retreat, accessible via Woods Hill Road.

Comprised of an architecturally enhanced 1880's stone residence, a luxury Airbnb retreat, approx. ten acres of organic vineyard and approx. thirty acres of pristine native bushland, Auldwood Estate seamlessly balances opulent features and timeless charm with the admirable foundations for eco-conscious living.

Established over 20 years and with Vineyard and Cellar door under management with option to extend, there is now nothing more to do but enjoy the colours of the seasons in your lovingly curated gardens of rare fragrant roses, camelias, vegetables and orchard of thriving hazelnut, walnut and fruit trees.

The Estate in detail.

The Residence - Auldwood

The stunning residence features a charming original stone homestead, respectfully restored and extended in 2017 by C4 architects and elegant interiors by Susanna Bilardo of Enoki Pty/Ltd, resulting in a fusion of old-world charm, luxurious living and modern efficiency.

The home comfortably provides four spacious bedrooms, 1.5 designer bathrooms and an outdoor shower, a large open plan kitchen/living/dining space, a home office and a climate-controlled cellar or home gym.

A light-filled, north facing main living area is adorned with Blackbutt Australian Hardwood walls and sophisticated polished concrete floors.

Centour Eclipse Bi-fold double glazed doors seamlessly create an indoor/outdoor experience between the open-plan living space and the large, sun-drenched Tallwood deck.

Comfort and efficiency are optimised via electric windows, ensuring easy regulation of natural light, hydroponic underfloor heating (powered by heat pump and solar panels), an elegant chimney, designed with culturestone-quarry slate and European-styled light switches with dimmable recessed lights.

A stylish kitchen with views to the elegant garden, features a stainless-steel island bench, an integrated Liebherr fridge, and a Qasair undercover rangehood.

Highlights of the home are the designer main bedroom, complete with walk-in-robe and built-in jewellery display drawer, and the family bathroom, with a freestanding Kaldewei bath, Villeroy and Bock wall-hung WC, Hydrotherm towel rack and Roger Sellers fittings

Outdoors, the property continues to overdeliver and delight the senses.

The slate, 2-way chimney fireplace, positioned centrally on the deck, provides for comfortable and romantic outdoor entertaining during the beautiful cooler months of Autumn and Winter, while well-positioned garden lights articulate the beauty of the surrounding garden.

A generously sized, established vegetable garden provides both visual beauty and abundant produce, with elegant dry stone garden walls surrounding the lush and plentiful planter boxes.

Neighbouring the house sits a two-car outdoor carport surrounded by roses and shrouded in climbing jasmine with power for charging electric cars, bike racks and ample storage space.

Built for the ecological-conscious dweller, Auldwood boasts green features such as a Zinalume roof, double glazing for

better insulation, radiator heaters run on heat pump and solar, 16KW solar plant with 2 Fronius inverters and a water licence of 16,129kL.

Breathtaking views are in abundance at Auldwood, with each side of the homestead surrounded by a new and different experience of hills living.

The Retreat Espira.

To the west of the home, sitting proudly on the crest of the hill is the tranquil Espira Airbnb retreat, a private, intimate, designer space and the most renowned luxury retreat in the Adelaide Hills. Every detail has been considered and no expense spared in the conception and construction of Espira, complete with outdoor bath, designer interiors and world class appliances. Commanding guests the world-wide, Espira has the proven potential to return a consistent income with details available upon signing of NDA.

The Cellar Door and Vineyard - Casa Freschi.

Located in the centre of the property, sits the stunning Cellar Door that operates under the Casa Freschi brand, surrounded by an established and lovingly planted organic vineyard, including varietals such as Chardonnay, Pinot grigio, Riesling and Nebbiolo. There is a 16Megalitre water license for the bore that irrigates the vineyard with Piccadilly Valley water.

The cellar door operates Friday to Sunday 12-5pm with an intimate clientele enjoying the quiet surrounds and boutique wines. The vineyard and cellar door are leased to the Casa Freschi founder and brand owner until May 2026 with the option to extend, should this be your preference, details available via NDA.

Not be forgotten is the 25 Acres of pristine native bushland and wildlife with extensive walking trails that wind throughout the property and lead to sparkling views of the twinkling city lights and the neighbouring Gilles Conservation Park, providing further opportunity for AirBNB accommodation locations.

To compliment Auldwood and all it has to offer, is the nearby Cherry Bomb café in Ashton, the Uraidla township with the award winning Uraidla Hotel, Brewery and Bakery and a range of other Adelaide Hills wineries, such as Ashton Hills, with all of this located within 15minutes of Adelaide City

Auldwood is not just an estate; it's an un-matched luxury Adelaide Hills lifestyle property, grafted harmoniously with ecological living and opportunity.

With so much to enjoy, for further property details or to organise a time to inspect, please contact James on 0434 182 351 or Bronwyn on 0423 846 940.