

264 Bowman Farm Road, Barrington, NSW, 2422



Rural For Sale

Monday, 18 November 2024

264 Bowman Farm Road, Barrington, NSW, 2422

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: Rural



Kristy Markham

0408643328

Country Farmhouse Escape with Stunning Views - 24 Acres in the Barrington Coast Region

If you've been dreaming of a peaceful country lifestyle with breathtaking views, this charming property offers the perfect opportunity to embrace the best of rural living, just a short drive from local conveniences. Situated on 24 acres of prime land in the scenic Barrington Coast area, this property boasts sweeping mountain views, fertile pastures, and a well-designed home ready for you to make it your own.

Land

- 9.920 hectares (24 acres) of productive land, ideal for a small-scale hobby farm or rural retreat.
- 2 large, spring-fed dams providing ample water for livestock and gardens.
- Mostly cleared land with scattered shade trees, offering a mix of open pasture and natural beauty.
- Previously ran 10 cows or 6 steers, offering great potential for farming or agri-tourism.

Home

- Spacious steel frame home, approximately 24 years old, with stunning views from every room.
- 3 bedrooms upstairs, plus a fourth downstairs, providing flexible living options.
- 2 bathrooms - a newly renovated bathroom downstairs and a second upstairs.
- Country-style kitchen at the heart of the home, perfect for family meals and entertaining.
- Wrap-around verandas provide outdoor living space to enjoy the peaceful surroundings.
- Large living area plus a second family room upstairs, giving everyone space to relax and unwind.
- Covered BBQ area and entertaining space for gatherings and outdoor activities.

Infrastructure

- 6 kW solar system plus mains power for energy-efficient living.
- Two 22,500-litre water tanks ensure plenty of water for the home and property.
- Machinery shed, carport, and cool room for all your farming and storage needs.
- Well-maintained steel cattle yards and crush for livestock handling.
- Good stock fencing and established pastures for easy management of animals.

Location

- 10 minutes from the township of Gloucester, offering shops, schools, and medical facilities.
- 5 minutes to Barrington for a quiet, rural lifestyle.
- Just 135 km (approx. 2 hours) to Newcastle and 90 km (approx. 1 hour 10 minutes) to Taree.
- Access via tar-sealed road, making it easy to reach.

Perfect for:

- Those looking for a weekend retreat or tree change in a tranquil, scenic environment.
- Families seeking a lifestyle property with room to grow, offering space for children to explore and enjoy outdoor activities.
- Buyers interested in a hobby farm, with a manageable size of land and existing infrastructure to support livestock.

With its stunning views, fertile land, and a comfortable home ready to move into, 264 Bowman Farm Road offers everything you need for a peaceful country lifestyle while still being close to local conveniences. Whether you're looking to start a farm, enjoy a weekend getaway, or raise a family in a beautiful rural setting, this property has endless potential.

For more information or to arrange an inspection, please contact Kristy Markham on 0408643328

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