

40 Farnham Road, Woodside, SA, 5244

Raine&Horne.

Rural For Sale

Thursday, 24 October 2024

40 Farnham Road, Woodside, SA, 5244

Bedrooms: 5

Bathrooms: 3

Type: Rural



Paul Clifford

'Farnham Lodge' - A heart-filling homestead on 40 acres of spectacular & productive terrain.

Serenity and stately gums are Woodside staples, yet they're deserving company for the eye-catching beauty of 'Farnham Lodge' - a stunning lifestyle property of rare, architectural charm etched into 16 hectares of arguably the Adelaide Hills' most coveted real estate.

Straddling the no-through end of Farnham Road, privacy and seclusion are all part and parcel of its exhilarating terrain boasting an olive grove, a tranquil winter creek, a well-equipped bore with a valuable water licence, and a highly productive mix of rich hay and undulating cattle country.

With every lifestyle box ticked, the property's high side hero is the architecturally designed homestead, enveloped by return verandah elevation and 360-degree rural views.

The up to 5-bedroom, 3-bathroom footprint issues grandeur without the overwhelm, providing internal access to the dual garage and storage/cellar below, and above, a seamless blend of formal and informal living and dining zones that co-exist at the home's sunbathed northern end.

Yet nowhere is denied a magical outlook. The central kitchen's cast iron wood/electric stove as much a feature as the enveloping serenity outdoors.

Beyond the sweeping driveway, the north-facing open air terrace already anticipates summer's first warm night - at the southern end, a wing of five bedrooms (or four plus a study) offers each a shared or an exclusive ensuite.

This is a lifestyle that lets you maximise what matters most: the priceless water security and high average annual rainfall, the attractive Onkaparinga River (Western Branch) dissecting the land (across the road), or the infrastructure including generous, as-new implement shedding and cattle yards.

From almost neighbouring Goldings' Winery, to Bird in Hand, Petaluma and Barristers' Block, you'll savour surrounds renowned for its cheese, wine and chocolate; rich pairings indeed with a heart-filling homestead barely 4kms from the heart of town...

The finer details:

1989 architectural built homestead

Open air deck for ambient outdoor entertaining

Multiple garden-viewing French doors, front & rear

Carpeted formal lounge & dining

Slate-tiled casual living & meals

Combustion wood heater & open fire options

Ducted air conditioning

Central entertainer's kitchen with a feature cast iron wood/electric stove plus hot plates & walk-in pantry

Serene 5th bedroom/home office

3 fully tiled quality bathrooms as exclusive or shared ensuites

Internal stairs to under croft dual garage & storeroom/cellar

13.5m x 12m (approx.) as-new implement shedding & cattle yards

Double garage at rear of home plus lean-to for firewood

3 phase power connection

Equipped bore with excellent water quality (921 TDS) & high annual rainfall

Rear property access via Burns Road

'A high calibre holding of quality, versatility & position.'

Location:

4kms from Woodside & Lobethal, 16kms from Hahndorf, 21kms from Mt Barker, 32kms from the Tollgate & 41kms from Adelaide International Airport (all approx.)

C.T. 5524/816

Allotment Pieces 7 & 8 / FP 9088

Hundred: Onkaparinga

Zone: Productive Rural Landscape

Land area: 16.2ha (40acs)

Council area: Adelaide Hills

Council rates (inc levies): \$2,984.29 per annum approx.

Water Licence No. 223907 of 15,330kL (Groundwater Taking) - (921 TDS)

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