

408 Pycroft Road, Orroroo, SA, 5431



Rural For Sale

Sunday, 3 November 2024

408 Pycroft Road, Orroroo, SA, 5431

Bedrooms: 4

Bathrooms: 2

Parkings: 15

Type: Rural

Fabulous Family Home & Lifestyle Opportunity

Situated on an impressive parcel of approximate 127 ha or 313.8 acres is this lovely Bluestone Symmetrical Cottage, Circa 1910 with fabulous, yet sympathetic modifications that provide the family with all of the comforts of modern day living in an amazing location with views in all directions.

Homestead:

There are 3 main bedrooms in the original cottage (2 with newly installed split systems), all with good quality carpet (12 month old) and ceiling fans.

The lounge room is light and airy and has a slow combustion heater, split system air conditioning and fabulous French doors leading out to the North facing Al Fresco area.

Sit for a while and take in the fabulous views, enjoy a family gathering in the undercover Al Fresco dining area, or watch the footy on the outdoor lounge with a cold one!!!

The Kitchen and Dining Room have been updated and there is plenty of cupboard and bench space.

A walk through Study/Office leads the way to the family bathroom with a separate bath and shower as well as a laundry providing plenty of storage.

Venture on into the fabulous Family/Games room with space for a pool table and room for the whole family.

In this area you will find a second shower room and small store room as well as 2 small single bedrooms, perfect for workers accommodation or the larger family.

You are limited only by your imagination in this area of the home, turn it into a self-contained Country Retreat, small B&B - all of course subject to Council Consent (stcc)

The back garden is fully fenced, perfect for the kids to play, there is a vegie patch and dog pen with direct access from the concreted, adjoining carport and the rear verandah with outdoor accessed toilet.

A 1.5kw approx Solar system helps keep the energy costs at bay.

The property is fenced into 8 main paddocks with stock quality boundary fencing, there is an abundance of shedding, stock and horse yards and plenty of water.

Primary use has been cropping and grazing with natural grasses and shrubs covering areas of the grazing section.

FURTHER INFORMATION & HIGHLIGHTS:

LAND SIZE: Total land size approximately 127 Hectares (313.8 acres *)

CT 5987/79 approx 55.64ha

CT 6037/460 approx 30.35ha

CT 5995/468 approx 40.80ha

COUNCIL: District Council of Orreroo Carrieton

Zone: Ru - Rural

GENERATOR SWITCH OVER:

House is wired to switch over to Generator Power

WATER:

3 Phase Bore - water is of good quality

2nd Bore - Neighbours use for watering their cattle - private agreement

Rain water 40,000 ltrs approx.

SOLAR: 1.5 kw

ORIGINAL STONE COTTAGE in adjoining paddock if you are up for a restoration project, roll up your sleeves.

SHEDDING & YARDS:

Workshop/garage Implement Shed with power

New open fronted Shed

Slaughterhouse

Nissan Hut - original piggery

Cattle Yards & Ramp

3 x Stables & Yards

Stallion Yard

FENCING: Stock quality boundary fencing in good condition

Internal fencing in varying condition

PADDOCKS:

8 Main Paddocks - 5 with Troughs

WATER POINTS:

5 x Paddocks with Troughs

Cattle Yard Trough

RAINFALL: Average Annual Rainfall 365mm*

SOIL: Predominantly Loam to clay loam over red clay subsoils.

The attributes of this property are too numerous to mention, call and arrange your inspection now.

Properties like this, don't come up often!!!!

FOR SALE BY EXPRESSIONS OF INTEREST (USP)

* Denotes approximate