



52 Sheoak Road, WATERVALE, SA 5452

A TUSCAN-INSPIRED COUNTRY RETREAT IN THE HEART OF THE CLARE VALLEY

Set across 1.12 hectares of gently undulating land on the edge of picturesque Watervale, "Ambling House & Ambling Cottage" captures the very essence of Clare Valley living-where vineyard vistas, open skies and a slower pace of life come together in perfect harmony, with a distinct touch of Tuscan romance.

Framed by established gardens, meandering paths and pockets of shade, the property invites you to wander, pause and savour the moment-whether it be a morning coffee beneath the trees or an evening glass of Clare Valley's finest as the sun sets over the rolling countryside.

Perfectly positioned along the iconic Riesling Trail, this property offers an enviable lifestyle of connection and convenience. Step out your gate and onto one of South Australia's most celebrated cycling and walking trails, winding through world-class vineyards and postcard scenery. Enjoy leisurely strolls or bike rides to nearby cellar doors, boutique wineries and local restaurants-embracing the true spirit of the Clare Valley where fine wine, food and fresh country air are part of everyday life.

Ambling House, a charming circa 1950s residence, is rich in warmth and character. Polished jarrah floorboards flow throughout, while the home opens effortlessly to a series of outdoor living spaces designed for year-round enjoyment. Entertain long lunches under the verandah, host family gatherings on the expansive decks, or simply relax poolside beside the sparkling saltwater pool as summer drifts by.

At its heart, the home offers a beautifully renovated kitchen overlooking the gardens, complete with stone benchtops, quality appliances and crisp cabinetry, blending modern convenience with country charm. The adjoining dining and living areas are light-filled and welcoming, with French doors opening wide to bring the outdoors in-capturing the gentle breezes and garden views beyond. A slow combustion heater provides a cosy focal point through the cooler months, while multiple climate options

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TYPE: For Sale

INTERNET ID: 300P196461

SALE DETAILS

**Expressions of Interest
Closing 9 June 2026**

CONTACT DETAILS

**Elders Real Estate Clare
Valley / Burra**

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ensure comfort year-round.

Three bedrooms offer peaceful accommodation, two with their own ensuites, while the main bathroom-with its indulgent spa bath-adds a touch of everyday luxury.

Privately positioned nearby, Ambling Cottage presents a wonderful extension of the lifestyle. Ideal for guest accommodation, short-stay income or multigenerational living, the cottage offers two bedrooms, open plan living and its own quiet sense of retreat, surrounded by greenery and birdsong.

Beyond the homes, the land unfolds with a collection of useful outbuildings, studio space, and shedding-perfect for hobbies, storage or creative pursuits. A well-established olive grove at the rear provides a true taste of the Mediterranean, with Pecorino olives ready to harvest for your own oil should you choose. Added practicalities include a 10kW solar system and approximately 80,000 litres of rainwater storage, enhancing the property's sustainability and self-sufficiency.

This is a property that celebrates the simple pleasures-garden walks, outdoor entertaining, fresh country air and the rhythm of rural life-all just moments from Watervale and within easy reach of the Clare Valley's renowned wineries, cellar doors and local produce.

A place to slow down, spread out and truly live.

FEATURES YOU'LL LOVE:

1.12 hectares (approx. 2.76 acres) of established, picturesque grounds

Located along the iconic Riesling Trail with direct access

Walking or cycling distance to local wineries, cellar doors and restaurants

Character-filled main residence (circa 1950s) with polished jarrah floors

Three bedrooms in main home, two with ensuites

Spacious open plan kitchen, dining and living

Renovated kitchen with stone benchtops, quality appliances & ample storage

Multiple outdoor entertaining areas, decks and verandahs

Saltwater in-ground swimming pool

Combustion heater, split system air conditioning & ducted evaporative cooling

Separate two-bedroom cottage with open plan living

Additional multipurpose room (ideal gym, studio or office)

Shedding, workshop, studio and ample storage options

Established olive grove with Pecorino olives

Beautiful gardens with walking paths and shaded sitting areas

10kW solar system for energy efficiency

Approx. 80,000 litres of rainwater storage

Peaceful rural setting close to Watervale and Clare Valley attractions

Other features: Area Views, Close to Schools, Close to Shops, Heating, Pool, Toilet Facilities

- Land Area 1.12 hectares
- Bedrooms: 5
- Bathrooms: 4
- Car Parks: 4
- Single garage