



19 Pownceby Lane, GLENPATRICK, VIC 3469

Historic Country Retreat in the Heart of the Pyrenees Ranges

Steeped in history and surrounded by the breathtaking beauty of the Pyrenees Ranges, this remarkable 63.77-hectare (approx. 157-acre) property offers an incredibly rare opportunity to secure a lifestyle retreat with deep historical roots and stunning natural surrounds.

Set in the peaceful Glenpatrick valley and fronting the ever-popular Glenpatrick Recreation Reserve, the property backs directly onto the Pyrenees State Forest and boasts panoramic views of rolling hills, native bushland, and an abundance of local wildlife. The land is made up of nine separate allotments with dual access via Elmhurst-Glenpatrick Road and the picturesque Glenpatrick Creek flowing through the landscape.

The main cottage is full of rustic charm and character, featuring a timber weatherboard exterior and warm, welcoming interiors. Inside, you'll find three bedrooms, two cosy living areas, timber-lined ceilings, and vinyl plank flooring throughout. The country-style kitchen is a delight with timber benchtops and a freestanding gas oven, while wood heating keeps the home comfortable throughout the seasons.

A second dwelling adds to the appeal - a mudbrick studio or retreat that's ideal as a

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TYPE: For Sale

INTERNET ID: 64P4435

SALE DETAILS

\$590,000 - \$620,000

CONTACT DETAILS

Ararat

167 Barkly Street
ARARAT, VIC
03 5352 4338

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guest space, creative studio, or peaceful weekender. With raked ceilings, an open plan layout, country kitchen, Nectre wood heater, split system, spacious bedroom, and its own bathroom and toilet facilities, it offers a rustic, relaxed atmosphere that fits beautifully into the natural landscape.

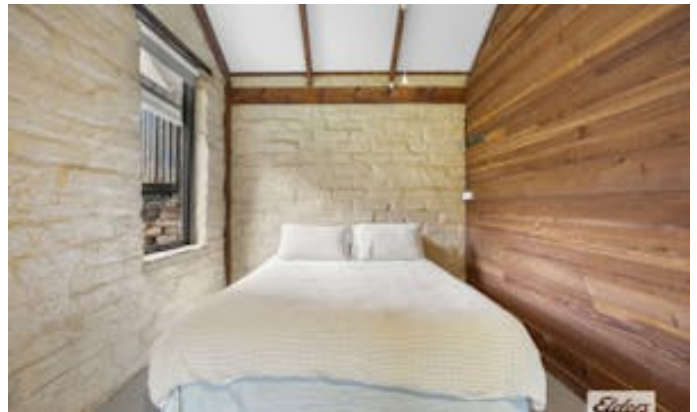
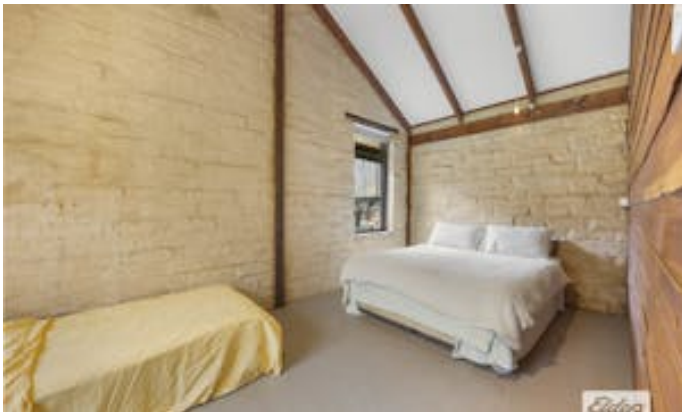
There are plenty of practical improvements too, including a large machinery shed/carport, a fully functioning bore, cattle yards with troughs, a dam, and a seasonal creek. For those with a passion for sustainable living, the property also features a large chicken yard, extensive vegetable gardens, and a generous greenhouse. The land itself is a mixture of undulating pasture and native bushland, ideal for hobby farming, trail exploring, or simply enjoying the serenity.

Adding to its appeal is the property's fascinating history. The Pownceby family first arrived in Glenpatrick in 1862 during the gold rush era and selected this land in 1871. They built a comfortable family home that stood the test of time for generations, with the property remaining in the family for 145 years. Today, remnants of that original homestead still remain, including beautiful old stone chimneys and the original dairy cool room - a nod to the land's pioneering past.

Located just 40 minutes from both Ararat and Maryborough, and only an hour to Ballarat, this property offers a true escape to the country without compromising on accessibility. Whether you're looking for a peaceful lifestyle change, a weekender with history and heart, or a unique investment in one of regional Victoria's most beautiful pockets, this Glenpatrick gem is something truly special.

- Land Area 157 acres
- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2





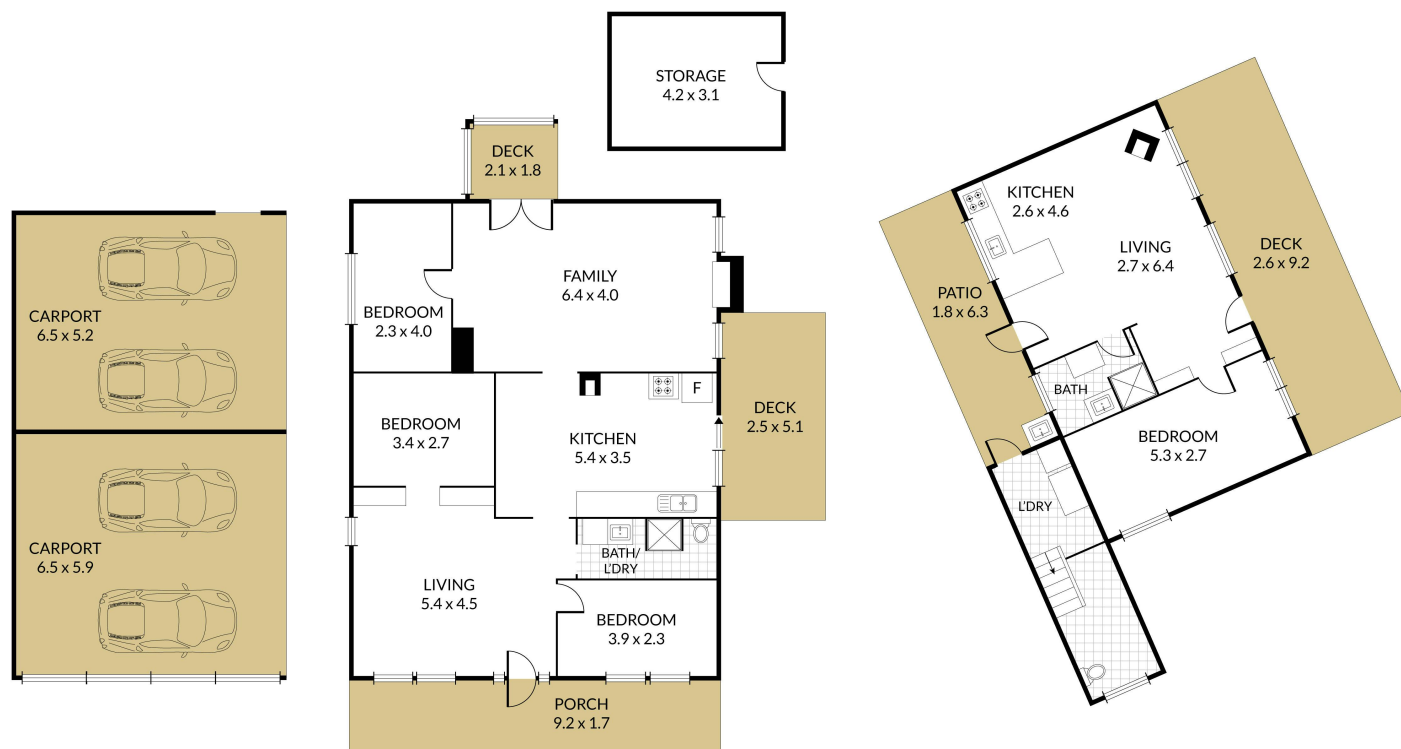




Internal 164m² External 152m² Total 316m²19 Pownceby Lane, **Glenpatrick**

NORTH

4 x 2 x 4 x



Elders

NOTE: Every precaution has been taken to verify the accuracy of the above details. However, prospective purchasers are advised to make their own enquiries.