

## 864 Rocky Point Road, MOYSTON, VIC 3377

'Westcot' Historic Lifestyle Property Offering Privacy, Infrastructure & Versatility

**4.60 hectares, 11.36 acres**

Elders Real Estate Ararat is proud to present 'Westcot', 864 Rocky Point Road, Moyston to the market - a truly once in a generation offering held within the same family for over 150 years.

Occupying approximately 4.6 hectares (11.36 acres) across two titles, this remarkable historic bluestone estate presents an exceptional lifestyle opportunity where rich heritage, privacy, and versatility combine in one of Western Victoria's most picturesque rural settings. Framed by magnificent views to Mount Ararat and surrounded by beautifully established gardens, mature trees and quality improvements, the property offers a peaceful country retreat just 15km\* from Ararat, 40km\* from Halls Gap, 105km\* from Ballarat and approximately 220km\* from Melbourne.

At the heart of the property sits the charming bluestone cottage, originally constructed circa 1891\*. Lovingly restored and meticulously maintained, the home seamlessly blends its original character with thoughtful modern comforts. High 3-metre ceilings, ornate plasterwork, original stone walls, period fireplaces with restored timber mantles, Axminster carpet and quality craftsmanship throughout create a warm and inviting atmosphere.

**TYPE:** For Sale

**INTERNET ID:** 64P4869

**SALE DETAILS**

[Expressions Of Interest](#)

**CONTACT DETAILS**

**Ararat**  
167 Barkly Street  
ARARAT, VIC  
03 5352 4338

**Michael Fratin**  
0409 184 572

The residence comprises three generous bedrooms, each featuring beautifully crafted built-in cabinetry and wardrobes. The central bathroom is spacious offering laundry facilities and the second toilet/powder room is a hand addition. A cosy lounge room showcases exposed stone walls and a slow-combustion wood heater, providing the perfect place to unwind during the cooler months. Stunning Tasmanian Oak flooring flows through to the country-style kitchen, complete with timber benchtops, electric cooking, dishwasher and adjoining dining area. French timber doors open directly onto the alfresco and veranda space, where sweeping views across the surrounding farmland to Mount Ararat create an idyllic setting for entertaining family and friends.

Adding significant appeal and versatility is an impressive collection of historic and modern infrastructure. A substantial double garage and workshop offers concrete flooring, power and automatic roller doors, while the beautifully restored 1860s stone blacksmith's workshop stands as a rare reminder of the property's rich past.

The centrepiece of the outbuildings is the magnificent two-storey stone barn which sits on it's own title and dates back to the 1860s\*. Featuring original timber flooring on the upper level, stone slab flooring below, exposed timber beams and a galvanised iron roof, the barn is connected to an 80,000\* litre Kingspan water tank and offers enormous scope for future use. Subject to council approval, it could lend itself to accommodation, stables, a brewery, winery, event space or farm-gate enterprise.

The land itself is ideally suited to horses, hobby farming or a relaxed rural lifestyle. Divided into two well-fenced paddocks, the property features a large dam with pump and pipeline supplying the gardens and lawns, along with approximately 162,000\* litres of freshwater storage across multiple tanks. Extensive landscaping, established gardens, a productive fruit orchard and a well-formed all-weather driveway further enhance the property's outstanding year-round presentation.

Lovingly established and exceptionally maintained, 'Westcot' represents a rare opportunity to secure a landmark lifestyle property where history, character, infrastructure and genuine country living have been brought together in exceptional balance.

#### Key Highlights

- Approximately 4.6 hectares (11.36 acres) on 2 titles, held by the same family for over 150 years
- Beautifully restored circa 1891 bluestone cottage retaining original period features and character
- Stunning rural setting with panoramic views to Mount Ararat and surrounding farmland
- Extensive historic infrastructure including a restored 1860s stone blacksmith's workshop and impressive two-storey stone barn
- Versatile barn offering potential for accommodation, stables, winery, brewery, events or farm-gate enterprise (STCA)
- Excellent lifestyle and equestrian appeal with 2 well-fenced paddocks, large dam, pump system and established orchard
- Outstanding water security with approximately 162,000 litres of freshwater storage, and reliable surface dam
- Conveniently located just 15km to Ararat\*, 40km to Halls Gap\*, 105km to Ballarat\* and 220km to Melbourne\*

Expression of Interest Closing Wednesday 22 July at 4.00pm (Unless Sold Prior).

\* Denotes approx

- Land Area 4.597229 hectares

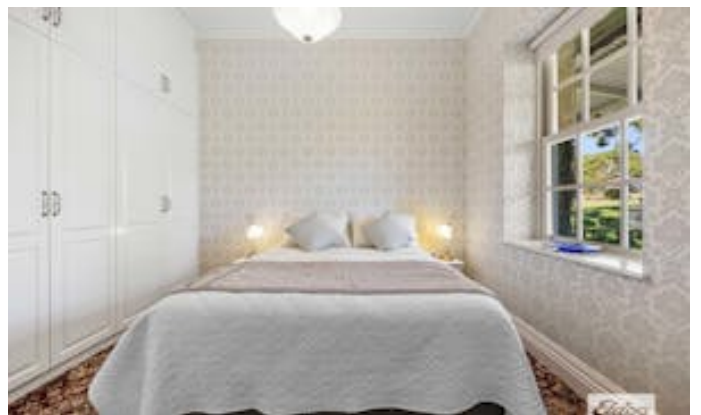
The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

- Bedrooms: 3
- Bathrooms: 1

## HOMESTEAD

<b>Bedrooms</b>	<b>3</b>
<b>Bathrooms</b>	<b>1</b>







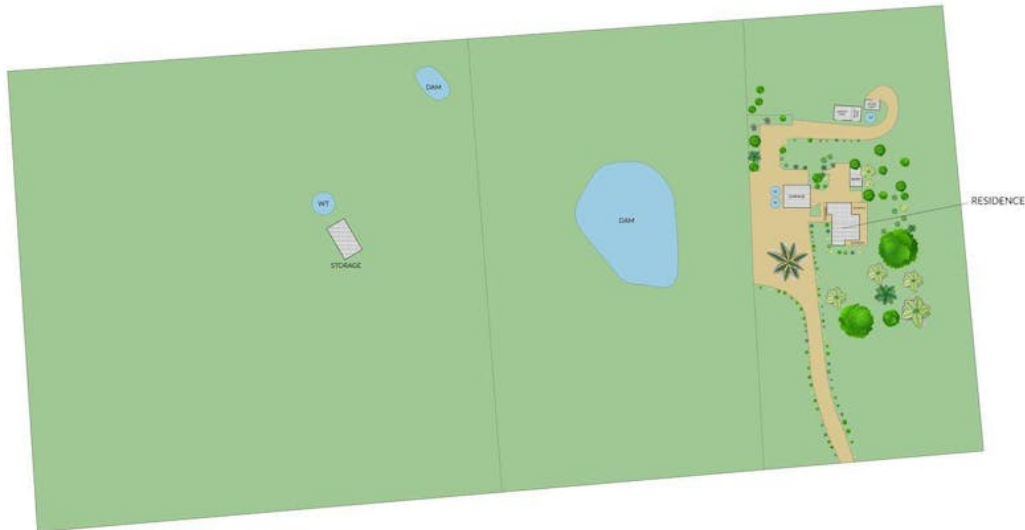
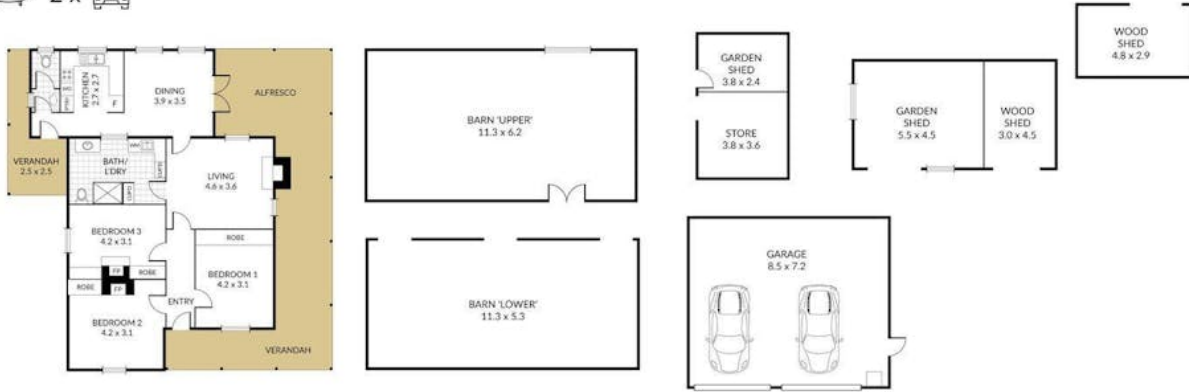


Internal 110m<sup>2</sup> External 345m<sup>2</sup> Total 455m<sup>2</sup>

864 Rocky Point Road, **Moyston**



3 x 1 x 2 x



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