



## 1149 Edith Road, EDITH, NSW 2787

"Bimlow" - A Storybook Country Escape with Dual Residences

**0.84 hectares, 2.07 acres**

A rare offering in the peaceful village of Edith, "Bimlow" combines two beautifully restored historic homes, established cottage gardens and rich basalt land to create a truly remarkable lifestyle retreat. Set on approximately 8,400sqm\* (just over 2 acres), this enchanting dual residence holding offers genuine flexibility - whether your vision is multigenerational living, Airbnb income, a creative workshop retreat or a truly special weekender escape.

Comprising a sympathetically restored 1910 weatherboard homestead and the original 1890s Bimlow Cottage, the property has been thoughtfully curated to honour its past while embracing modern comfort. Featured in Country Style, Home Beautiful and the book Individual, "Bimlow" has long captured the hearts of Australia's most respected lifestyle publications.

The Homestead (c.1910)

- Three bedrooms plus a versatile loft ideal as fourth bedroom, office or creative studio

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.

**TYPE:** Auction

**INTERNET ID:** L14785457

**AUCTION DETAILS**

10:30am, Friday May 8th, 2026

**CONTACT DETAILS**

**Elders Emms Mooney**

152 William Street

Bathurst, NSW

02 6331 0744

**Peta Cutler**

0401860497

- Soaring ceilings and wide cypress pine floorboards
- Well appointed kitchen with 900mm SMEG dual fuel oven
- Main bedroom with French doors leading to a private outdoor bathtub under the stars
- Comfort year-round with a fireplace, split system heating and cooling, plus gas outlets for additional warmth
- Wraparound verandah with peaceful garden outlooks
- Claw foot bath and beautiful heritage detailing
- Flooded with natural light and surrounded by mature gardens

#### Bimlow Cottage (c.1890)

- Three-bedroom cottage plus study
- Fully self-contained and rich in original character
- The cottage features its own fireplace and gas outlets, enhancing warmth, comfort and character
- Positioned with privacy yet harmoniously connected to the main residence
- Proven income history as both a Bed & Breakfast, workshop retreat and long-term rental

#### Outdoor & Lifestyle Features

- Wood fired pizza oven forming the heart of outdoor entertaining
- Private outdoor bathtub perfect for quiet evenings
- Treehouse adding charm and playfulness
- Established vegetable gardens, chicken pen and greenhouse
- Mature cottage gardens that evolve beautifully through every season
- Large powered 12m x 6m Colorbond shed for workshop, studio or storage
- Spring fed bore providing fresh water
- Elevated at approx. 1,100m offering true four season living
- Subdivision potential for future investment upside

#### Location

- 12km to Oberon, 60km to Bathurst and approx. 2.5 hours to Sydney
- Close to Jenolan Caves, Kanangra Boyd National Park and Mayfield Garden
- The surrounding region is celebrated among fly fishing enthusiasts - pristine streams and rivers are within easy reach, offering some of the best trout fishing in NSW
- Renowned cool climate region with strong appeal for lifestyle, holiday or investment buyers

Located at 1,100 metres above sea level, "Bimlow" enjoys crisp winters, vibrant autumn foliage, blooming springs and mild summers, an idyllic four season climate. Just a short drive from Oberon and within easy reach of Bathurst and Sydney, the property offers the perfect balance of seclusion and accessibility, surrounded by some of the region's most iconic natural attractions.

With rich basalt soil, flourishing gardens, a spring fed water supply and two beautifully presented residences, "Bimlow" is a rare chance to secure an extraordinary country retreat with exceptional lifestyle and income potential. Don't miss this rare opportunity to secure "Bimlow" - To arrange your inspection or to find out more, contact Peta Cutler on 0401 860 497, Dallas Booth on 0427 668 335 or the Elders Emms Mooney team on 02 6331 0744.

Disclaimer: The information provided in this advertisement is deemed reliable but not guaranteed. Prospective buyers are advised to conduct their own inspections and due diligence.

- Land Area 8,376.99 square metres
- Bedrooms: 7
- Bathrooms: 2

## HOMESTEAD

Bedrooms	7
Bathrooms	2



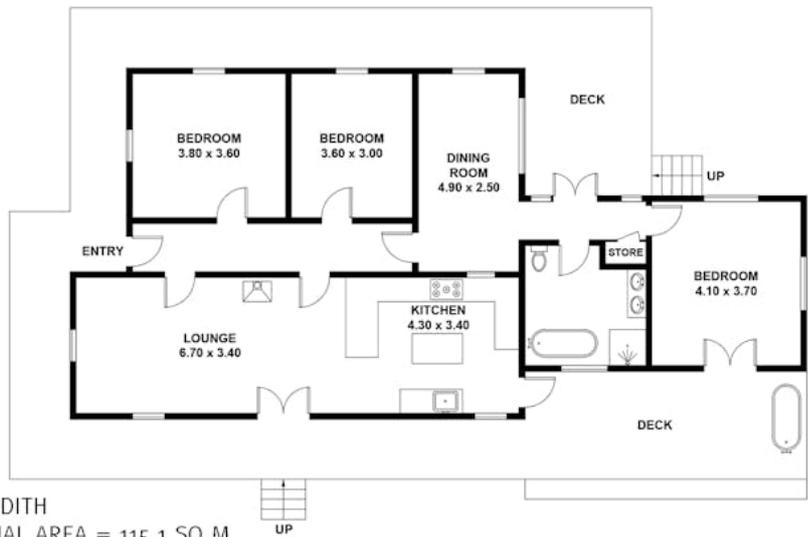








COTTAGE  
(NOT SHOWN IN ACTUAL LOCATION / ORIENTATION)



**BIMLOW** 1149 EDITH ROAD, EDITH  
 APPROXIMATE GROSS INTERNAL AREA = 115.1 SQ M  
 COTTAGE = 105.1 SQ M INC LAUNDRY  
 TOTAL = 220.2 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated.  
 Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan,  
 please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.