



949 Tipperary Road, Tipperary via, GLOUCESTER, NSW 2422

Saint Martin's at Tipperary

59.60 hectares, 147.27 acres

Nestled in the privacy of rolling green hills at Tipperary, you will find classic elegance at Saint Martin's, a fully re-imagined country homestead commanding superb views over approx. 59.6ha (147ac) of productive grazing land.

Extensively re-built to the highest standards of design & workmanship, while respecting its farmhouse origins, the home showcases original features such as wide wrap-around verandahs and carefully considered upgrades throughout, promoting relaxed country living surrounded by beautiful cottage gardens, multiple alfresco areas and a grove of establishing fruit trees.

Set back from the home, a large shed provides ample drive-through workshop & car parking space, plus a covered alfresco entertaining area. A well set-up home office, or 2 bedroom tiny-home with kitchen & bathroom, provides practical accommodation and guest overflow space.

The land itself is equally impressive, comprising a working farm with predominantly

TYPE: For Sale

INTERNET ID: L3901549

SALE DETAILS

**Expressions of Interest
- Closing 10th April
2026**

CONTACT DETAILS

**Elders Real Estate
Gloucester**

54 Church Street
Gloucester, NSW
02 6558 1507

John Booth
0417230236

cleared hills & gullies with shade trees, well designed paddocks with quality fencing, water security, significant pasture improvement, and a small pocket of ridge-top bushland.

A former dairy provides adaptable space with multiple potential uses, including conversion to guest accommodation (STCA). The dairy is easily accessible via a separate gate from Tipperary Road, adjacent to stock yards and Firefly Creek.

Principal features include:-

The Farm

- Conveniently located approx. 28kms from the A1 motorway at Nabitac, or approx. 28kms from the quaint country town of Gloucester.
- Around 3:15 hours (288kms) from Wahroonga (Sydney), 169kms from Newcastle or 129kms from Port Macquarie.
- Dual access via Tipperary Road or Titaatee Creek Road, which are both Council maintained.
- Working farm with excellent pasture, infrastructure & water security. Pasture includes kikuyu, paspalum, rhodes grass & native grasses.
- 147 acres approx. of rich grazing land with significant pasture improvement and a small pocket of bushland in the SE corner.
- 3 dams (1 very large) with a reliable spring-fed stream.
- A centrally located 120,000 litre water tank (on the hill) gravity feeds to homestead gardens, paddock water troughs & stockyards supporting all external demands around the property.
- Approx. 220m frontage to Firefly Creek at the front of the property.
- Excellent fencing, with large new sections.
- Fenced into 4 principal paddocks, plus homestead paddock and holding yards.
- Easy access around the farm with current carrying capacity around 50 C+C.
- The main improvements comprise the homestead, workshop/garage, office/tiny home, and the old dairy.

The Homestead

- Originally a 1920's farmhouse with wrap-around verandahs, the homestead has been completely re-built retaining generous proportions in every room.
- Featuring a new high-quality kitchen with 5 seat breakfast bar and discreet butler's zone.
- New bathroom with stand-alone bath.
- Adjacent laundry with direct verandah access.
- 3 living & entertaining areas including a formal long room with fireplace, library/office cabinetry, split-level dining room, and casual lounge.
- Principal bedroom with en-suite and large walk-in robe.
- 2 further bedrooms, both with built-in robes. Two of the 3 bedrooms have direct

verandah access.

- Beneath the elevated verandah lies a cellar.
- Quality finishes throughout including polished timber floors, quality cabinetry & window treatments, feature lighting & skylights.
- Modern conveniences include 2 split-system air-conditioners, automated blinds, ceilings fans, downlights and a slow combustion heater. Three large water tanks (15,000-litres in total), located in a discreet under deck position, service the home.
- Surrounded by established cottage gardens, majestic African chestnut trees and an abundant young orchard.
- A large alfresco area provides covered entertaining space adjacent to the the kitchen, with garden and rural views.

The Workshop/Garage

- Multiple-bay secure garage with automated roller doors and generous clear-span space for storage, parking & workshops uses.
- Drive-through access to workshop and up to approx. 8 vehicle capacity.
- A large covered area adjoins and provides alfresco entertainment space.
- 3 large water tanks (approx. 66,000-litres in total).
- Potential for solar power set-up.

The Office/Tiny Home

- Designed as a 2 bedroom residential tiny-home with living room, kitchen & bathroom, this modern addition is currently used as excellent private office space and guest overflow accommodation.
- An entry verandah benefits from stunning views.

The Old Dairy

- The former dairy has a multitude of potential uses possible with minimal renovation.
- Power & light available.
- Steel yards adjacent with laneways, and separate main road access.

Saint Martin's is a unique MidCoast estate, delivering an enviable rural enterprise and an enhanced lifestyle with thoughtful comfort & convenience, all set within an inspiring natural sanctuary. This rare balance of quality & productivity with potential for further income generation should not be missed.

Inspections available strictly by private appointment - Contact John Booth, Elders Gloucester on 0417 230 236.

Disclaimer: We have obtained all information herein from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.

- Land Area 59.6 hectares
- Bedrooms: 5

- Bathrooms: 4

TITLE/POSSESSION

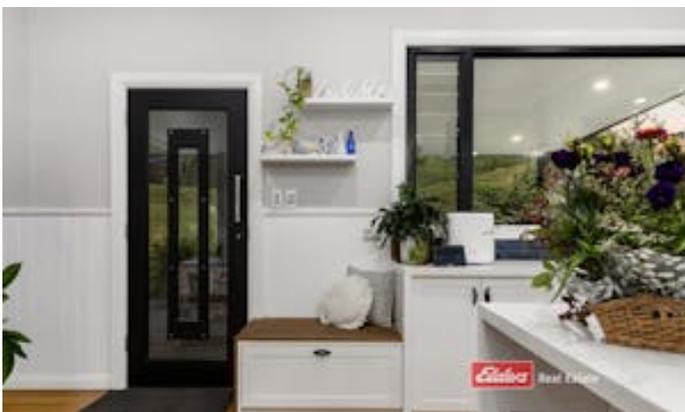
Rates	2880 per annum
-------	----------------

HOMESTEAD

Bedrooms	5
----------	---

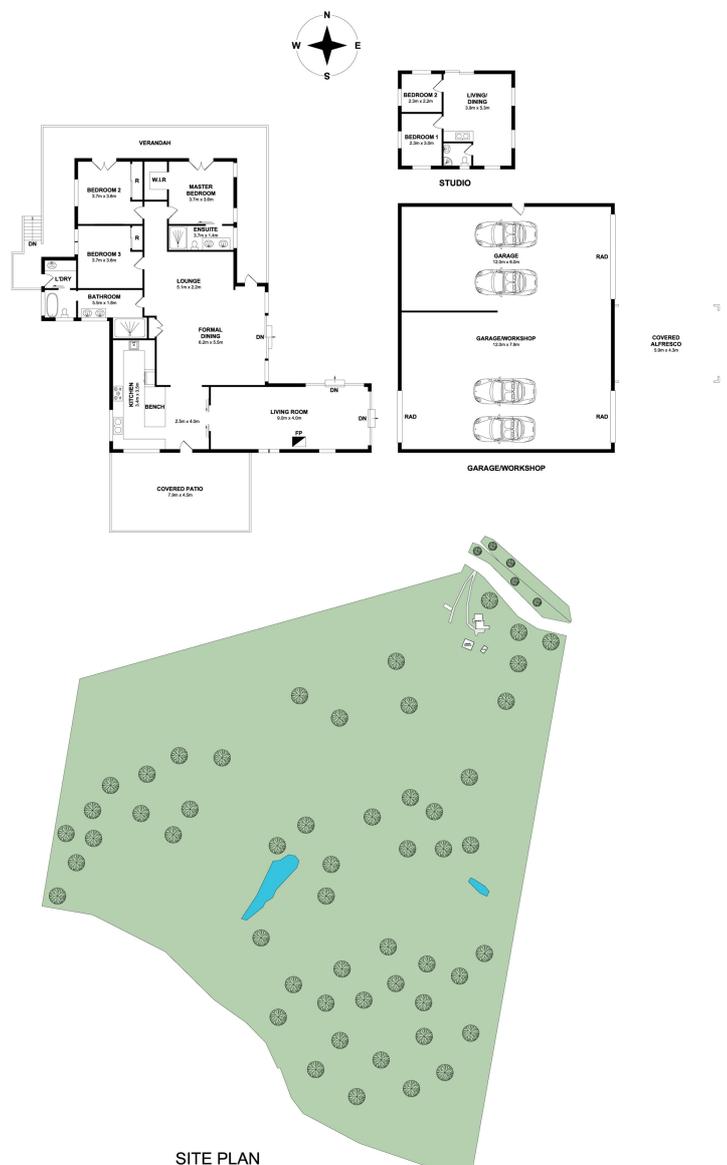
Bathrooms	4
-----------	---











SITE PLAN

Measurements are approximate. Not to scale. Illustrative purposes only. Boundaries are approximate.



Real Estate

949 Tipperary Road, **Tipperary**
Total Approx Floor Area 378.36 sq.m