



100 Esplanade Road, MIDDLETON, TAS 7163

'Pear Tree Cottage' vineyard and orchard with water views

Nestled on the Esplanade amongst tranquil rural surrounds, 'Pear Tree Cottage' is an idyllic coastal retreat offering stunning water views and the luxury of peace and privacy. Comprising a two bedroom cottage, multiple outbuildings, vineyard and cider apple and pear orchard, with a large cleared parcel of land this property also has development potential (STCA).

TYPE: Sold

INTERNET ID: R24465814

SALE DETAILS

Offers over \$1,400,000

The floorplan provides multiple living areas with a spacious country style kitchen, light-filled conservatory, formal lounge, and living and dining and studio on the upper level of the tower. Two double bedrooms are serviced by a central bathroom with combined laundry facilities.

Warm, cosy and inviting, many classic original features remain in situ and there are a number of vantage points throughout the home from which to relax and admire the ever changing vista beyond. A combination of hydronic and wood heating and reverse cycle air conditioning ensure year round comfort.

Outside a large wrap around deck offers a sheltered spot to enjoy the outdoors and verdant grounds. A shack and adjacent bathroom amenities add further flexible living space, and there is also a large shed/cidery and multiple storerooms.

A truly magnificent property with enormous potential, this is the perfect proposition for purchasers seeking a charming home and enviable lifestyle and location.

- Land Area 5.86 hectares
- Building Area: 172.00 square metres
- Bedrooms: 2
- Bathrooms: 1
- Car Parks: 6
- Floorboards

CONTACT DETAILS

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Total Approx. Floor Area : 172 sqm
Total Approx. Outbuilding Area : 205 sqm

All measurements are internal and approximate.
This plan is a sketch for illustration, not valuation.
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