

Sold



1725E Wollombi Rd, Paynes Crossing



## Unique Piece of History in The Beautiful Wollombi Valley

This intriguing **3.1ha (7.6 acre)** property features an 1883 church building that has been faithfully restored into a charming residence. The current owner has respected all the original materials and cleverly used them through-out the building. Cute and cosy, with a slow combustion fire place, the home has a country style kitchen leading to a large open plan living/dining, spacious mezzanine level/bedroom, restored bathroom/laundry with modern touches and another bedroom with church style windows which was once the vestry.

Two additional buildings near by the former church provide extra accommodation & amenities. A 1-bedroom studio with a spacious modern bathroom and living area sits on an elevated position with large wrap around under-cover verandahs looking over the 1883 church building as well as the gorgeous paddocks and bush land surrounding the property. The other additional building is currently used as a 4<sup>th</sup> bedroom/sleep out or could be a great office space with an attached large lock-up shed/workshop. A double carport also provides shelter for 2 vehicles.

Water storage is not a worry with a total of 7 water tanks on the property as well as a large dam and the tranquil creek line bordering the property with multiple swimming holes.

The acreage is mostly usable land with Oak & Tallow trees scattered around the property. The grassy paddocks would be perfect for a couple of horses or stock and lead down to the meandering Wollombi Brook on the southern end of the property.

 4  2  2  7.60 ac

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	122
<b>Land Area</b>	7.60 ac

### Agent Details

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### Office Details

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This is a unique opportunity to purchase a piece of history in the picturesque Hunter Valley. Close and Handy to Historic Wollombi...

Things You Will Love About This Amazing Small Acreage:

- 3.1ha (7.6 acres) of usable land with Wollombi Brook frontage and a beautiful view of the surrounding valley and mountains
- Beautiful 2-bedroom former church building originally built in 1883 has been faithfully restored as a residence oozing charm
- Slow combustion fireplace for the winter months
- Large open plan living/dining room
- Characterful country style kitchen with freestanding electric oven/cooktop
- Mezzanine/loft bedroom
- Neat & tidy bathroom and laundry
- Light filled 2<sup>nd</sup> bedroom with beautiful church style windows
- Elevated separate studio with one bedroom, bathroom and large living area as well as an extensive deck overlooking the property
- Studio/Office that can be used as a 4<sup>th</sup> bedroom
- Large lock-up shed/workshop
- Double carport on concrete slab
- 7 water storage tanks
- 1 good size dam with petrol pump for irrigation
- Oak & Tallow trees scattered around the property
- Telephone line & NBN satellite internet
- Mains power
- Approximately 12-minute drive to both Historic Wollombi Township and Broke Township
- Approximately 85 minutes' drive from the M1 Wahroonga Interchange, Sydney
- Your own unique church residence awaits you...

For further details please contact Garry Musgrove M:0429 663 026 or Kurt Musgrove M:0497 281 475

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