



21 Hill St, Mintaro



Heritage Home Steps from Wineries

Set in the heart of picturesque Mintaro, this enchanting heritage property invites you to slow down and savour a truly special country lifestyle. Rich in history and brimming with character, the property offers a unique and welcoming place to call home, surrounded by the beauty and charm of one of the Clare Valley's most beloved villages.

Originally built in the 1860's as a Coach Building Business, the property carries a wonderful sense of nostalgia, while thoughtfully evolving for modern living. The cottage is full of warmth and personality, featuring a classic bull-nose verandah, central hallway, lofty ornate and matchboard ceilings, and a mix of flagstone slate and Baltic pine flooring.

It contains 4 bedrooms, 3 bathrooms and 3 reception rooms, as well as a study. Two of the bedrooms have separate entrances, ideal for a serene parent's retreat, granny flat, teenager's space, guest or family accommodation or a BnB, which it has been in the past.

At the heart of the home, the open-plan country kitchen is both practical and inviting, complete with a traditional wood stove, gas cooktop, electric oven,

 4  3  1,900m²

Price \$830,000 - \$858,000

Property Type Residential

Property ID 12066

Land Area 1,900 m²

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historic island bench and walk in pantry. The adjoining living and entertaining areas are equally welcoming, featuring a cozy combustion heater, skylights and large windows which frame views of the attractive garden,

Set on Approximately 1,900sqm, the grounds offer large established gum trees, rustic heritage stables with original outbuildings and an established garden, which presents something new each season. The bird life is beautiful, and relaxing on the back verandah in the serenity, is a delight. There are 6 Wicking beds available for veggie growing and a 7m x6m powered shed with concrete flooring.

With the timeless appeal of Mintaro, this is a rare opportunity to embrace the relaxed country lifestyle, in a home filled with history, heart and endless charm.

- CT: 5422/599
- Zoning: Rural neighbourhood (RuN)
- Council: Clare and Gilbert Valley's Council.
- 200m* to cellar door wineries
- 17 minute drive* to Clare central shopping district
- Dual income potential
 - Attached B&B suite with spa bath
 - Semi-detached unit with kitchenette
- Bullnose verandah
- Ornate ceilings
- Baltic pine flooring
- Sky lights
- Combustion heater
- Ceiling fans to bedrooms and study
- Gas stove + traditional wood stove
- Walk in pantry
- 1900sqm* block
- 7m x 6m* powered shed with concrete flooring
- Original outbuildings (Heritage stables)
- Mature cottage style garden with mature trees

*Denotes Approximate

RLA228106

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