



Claire Gooderham

Candidate Property Practitioner

083 676 4934
claire@lwp.co.za

Wendy Marshall

Candidate Property Practitioner
 Registered with PPRA

082 927 3567
wendym@lwp.co.za

A BEAUTIFUL 4 BEDROOM PRIVATE EQUESTRIAN HOME IN THE HEART OF COUNTRY LIVING.

WEB REF: RL4061

R6,900,000

ERF SIZE: 11,800m²

FLOOR SIZE: 400m²

RATES AND TAXES: R3,000



4



3.5



2



What's not to love about this lovely volume open-plan country House?

Entering through the extra-large white front door, it instantly feels like home. The big open entertainment areas with double volume ceilings and exposed rafters flow effortlessly into each other, all the way through to the covered patio, making this a true family entertainers delight.

The main residence offers four bedrooms. The full en-suite master with a walk-in wardrobe and two good-sized rooms with a full bathroom as well as a small study area is located to the left of the entrance and a guest loo with a basin to the right on the lower level. Up the screed staircase to the upper level, one finds a large bedroom with a full en-suite bathroom. This is ideal for a student or any extended family that drops in for a visit.

The kitchen is where all the magic happens.. enough space to take an eight-seater Breakfast table or simply replace it with a Mobile butcherblock island and seating should you choose to. The absolutely beautiful 2 designer cement counters with large wooden storage drawers provide a sturdy work surface and also have a handy prep bowl set to the side. A Smeg Vintage Cream colour stove with a 5 Burner Gas Hob and electric oven lends to that country home look. Space for a large double door fridge & refrigerator and additional cupboards with ample packing space. Just off the kitchen is your walk-in pantry, scullery, and laundry.

Flowing off the kitchen is your spacious lounge or family room complete with wood burning fireplace, ideal for those chilly winter evenings. There are big double doors that open up onto the large undercover patio with loads of seating space, a custom-built wet bar, and views of the lush green garden, paddocks, and pool at the bottom of the garden.

The property also contains a delightful thatched cottage with it's own parking space. It has 2 bedrooms, Full bathroom. A really good size fitted kitchen including a 4 burner gas stove, dishwasher, washing machine and dryer and loads of cupboard space. A super cozy lounge with even a small enclosed wood-burning fireplace. The cottage has its own covered patio with built-in braai area. Perfect for income-generating rental or air B&B.

Equestrian Facilities: Truly a lovely private yard.

- Very Neat Brick Barn with 5 Large Brick built Stables & windows
- Separate Stable entrance gate & easy driveway