

Under Contract



13548 Midland Highway, Epping Forest



## Escape to The Country - Circa 1820

Invest in the lifestyle you desire in one of the world's most desirable locations.

Presently occupied as a private residence and perfectly situated on the main highway between Launceston and Hobart, 20 minutes from Launceston Airport and a pleasant 30 minute drive to Launceston CBD.

The excellent exposure and history of the property offers a savvy new owner real opportunity as a commercial premises subject to council approval. You choose - Art Gallery, Boutique Nursery, Pottery/Gift Shop, Bed & Breakfast, Devonshire Tea and the list goes on.

Set on approximately three quarters of an acre in the small hamlet of Epping Forest, the main building is Georgian and is constructed of blue stone and granite and built circa 1820. The external walls are up to three foot thick with massive timbers supporting the roof.

Originally built as a coaching inn, the main building now comprises 3 bedrooms, two bathrooms, kitchen, lounge/dining, study, plus double garage/ workshop, studio and self contained guest accommodation with en suite in a secluded garden and courtyard setting.

Up the original staircase you will find the main bedroom with walk-through robe and en suite with large spa bath, guest bedroom, dressing room (or third bedroom) and guest bathroom.

Both the upper and lower levels have reverse cycle air conditioning and the main house has four working fireplaces including a pot belly

 4  3  12  3,000 m<sup>2</sup>

<b>Price</b>	\$490,000
<b>Property Type</b>	Residential
<b>Property ID</b>	79
<b>Land Area</b>	3,000 m <sup>2</sup>

### Agent Details

Scott McCormick - 0409 216 465

### Office Details

Toorak  
Level 1, 459 Toorak Road Toorak VIC  
3142 Australia  
03 9296 2044

**McCORMICK & CO**

kitchen stove and coonara wood burning heater in the dining room.

The property has recently undergone extensive renovations including complete re-wiring of the main building, complete internal/external painting and many other improvements. Plants thrive in the garden beds and a large school of goldfish inhabit the ornamental pond.

The garden has many fruit trees including peach, apricots, nectarines, plum, greengage, two types of pear, and various apple trees and a grape vine also produces masses of delicious table grapes. The property is fully fenced with drive-through front driveway.

For further information or to arrange an inspection.

*The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.*