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LAKE HOUSE

The only thing missing is Mr. Darcy.....

- One of Australia's significant Georgian historic homes c1830
- A rare opportunity to own sought after colonial property
- Meticulously renovated and restored
- Extensive network of outbuildings including ancillary houses
- 1211 acres of highly productive cropping and fattening land
- High water right entitlement from the Lake River – 3000 megalitre
- Home and buildings adaptable for commercial venture
- Beautiful garden setting overlooking the Macquarie River
- Close to Launceston, Longford

Straight out of the pages of a Jane Austen novel, Lake House is truly an estate without rival.

From the moment you enter the property you are assailed by an expansive vista of Hawthorn hedges, views to the majestic Western Tiers and the meandering Macquarie and Lake Rivers. Lake House is reached by a sweeping drive through mature oak plantings and up a rise creating a wonderful sense of arrival. Built in 1830, the house is regarded as one of the finest colonial examples of neo-classical Greek Revival style in Australia.

The stately 3 storey 1000 sqm residence has been meticulously renovated and restored creating stunning and timeless interiors. The impressive entrance leads to a number of beautifully appointed reception rooms of Georgian proportions: library, study, drawing room, dining room, formal and informal sitting rooms and grand living wing. The conservatory, with its handsome French windows, is bathed in light and capture the views of

Price Contact agent

 9  8  8  15  490.42 ha

For more information or to arrange an inspection please call Dominic Romeo

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the Macquarie River and rural landscape beyond There are eight beautifully appointed bedrooms, all with ensuites.

All the fine architectural features associated with a residence of this significance have been retained – cedar joinery, multi-paned windows, cedar fire surrounds, doric columns, decorative ceilings and built in cedar bookcases.

All rooms are WiFi enabled, have their own independent water, lighting and are thermally controlled for comfort during any season. The property also has Cat5 cabling throughout.

The charm continues through to the domestic quarters where the well-appointed country kitchen suitable for both family or commercial use, boasts an original stone bread oven, dry and cool rooms, state of the art cooking ovens, utility rooms, laundry and a multi roomed cellar.

The house is further complimented by an ensemble of historic outbuildings grouped around the formal and informal gardens. The stables and coach house, gardener's cottage, walled garden – complete with a glass house, vegetable gardens, and original shearing shed, create a village atmosphere.

The 1211 acres of agricultural land at Lake House is regarded as one of the finest in the state. With fertile soils and security of water – including high rainfall and a 3000 megalitre water right from the Lake River – ensure the farm is highly sought after for growing crops, cattle or sheep fattening, or as a prime dairy farm. Lake House boasts 2 renovated farm houses, barns, good fencing, irrigation, huge work sheds, landing strip and kilometres of laneways which complete the farming operation at Lake House.

Lake House is well positioned from Launceston 35 km, Launceston Airport 28 km, Longford 10 km, Hobart 110 km and Melbourne 50 min flight and Sydney 1 hr 50 min.

The estate offers a once in a life time opportunity to secure one of the country's best. It is an exceptional grand residence or equally suitable as a high end tourism venture – surrounded by an outstanding and productive farming enterprise.

To arrange an inspection please contact:
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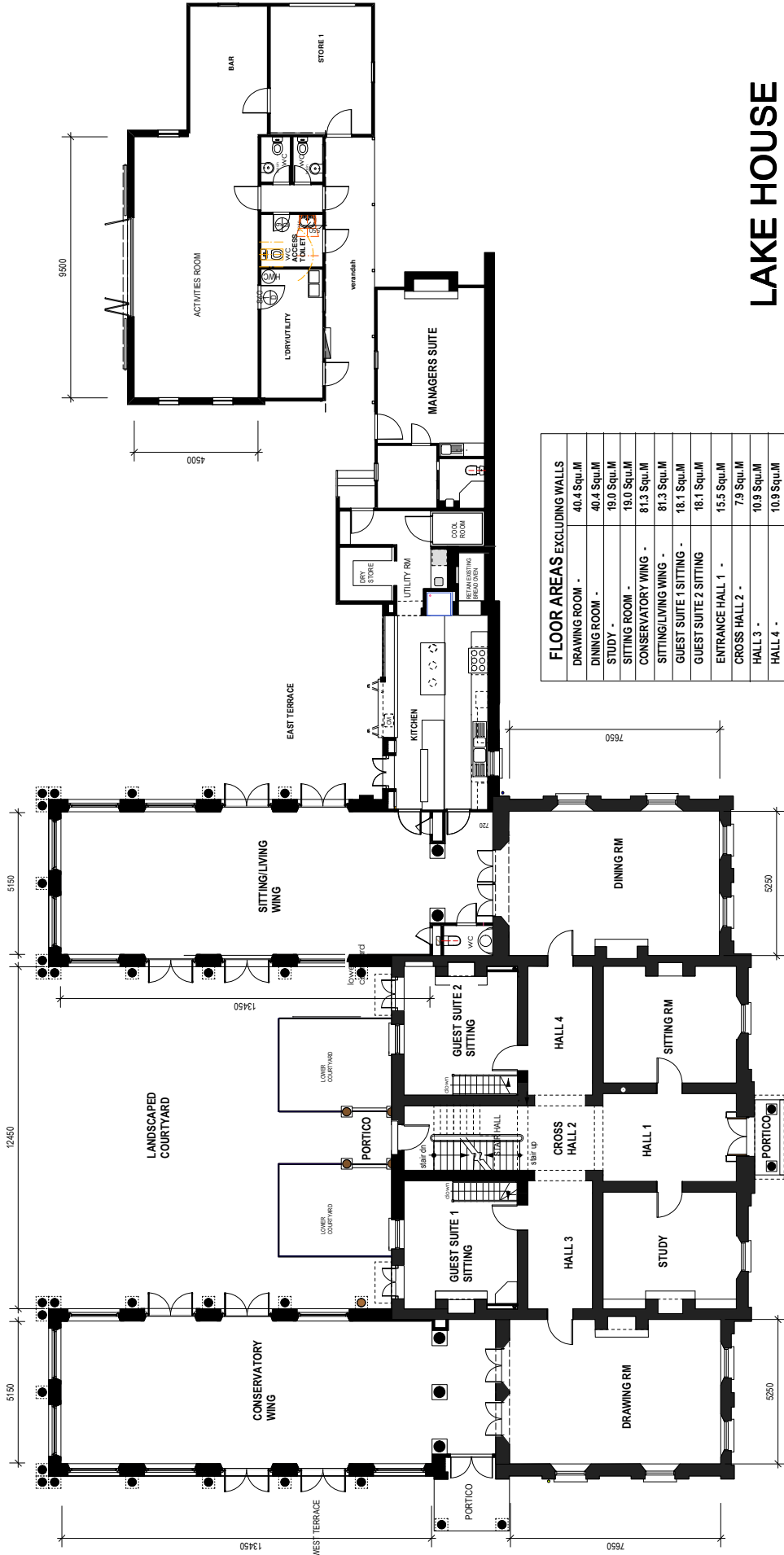




PROPERTY FACT SHEET

Aspect:	Westerly
Views:	Mountain views and views of the plains
Height above sea level:	145 mtr
Coordinates:	41° 45'33.55" S 147° 07'26.40" E
Zoning:	Farming
Construction:	Rendered brick
House Size:	1000 m ²
Guest Houses:	3 bedroom house + 4 bedroom managers home
Year Built:	1830, extensive 4 year renovation completed 7 years ago
Sheds:	Huge shed/work shop 32m x 20m with 3 phase, 4 roller doors, downstairs office and workshop, toilet and upstairs loft with office
Outbuildings:	Conservatory, gardeners cottage, coach house, fowl house, stables and coach house, historic shearing shed, 2nd 2 stand w/board shearing shed with yards, barns, weatherboard chapel, brick cottage weatherboard cottage, laundry, mud room
Miscellaneous:	300m airstrip, 6 grain silos (1 x 50 tonne 5 x 30 tonne) chemical shed, NBN dish
Water Supply:	3000 megalitre water right
Power:	Yes
Sewer / Septic:	Septic
Near Schools:	Blacknell Primary School, Evandale Primary School, Cressy District High School,
Nearest University:	University of Tasmania, Inveresk Campus, Australian Maritime College, School of Architecture and Design

FLOOR PLAN



FLOOR AREAS EXCLUDING WALLS	
DRAWING ROOM -	40.4 Squ.M
DINING ROOM -	40.4 Squ.M
STUDY -	19.0 Squ.M
SITTING ROOM -	19.0 Squ.M
CONSERVATORY WING -	81.3 Squ.M
SITTING/LIVING WING -	81.3 Squ.M
GUEST SUITE 1 SITTING -	18.1 Squ.M
GUEST SUITE 2 SITTING -	18.1 Squ.M
ENTRANCE HALL 1 -	15.5 Squ.M
CROSS HALL 2 -	7.9 Squ.M
HALL 3 -	10.9 Squ.M
HALL 4 -	10.9 Squ.M
KITCHEN -	24.5 Squ.M
STAIR HALL 4 -	10.6 Squ.M
KITCHEN UTILITY AREAS -	14.1 Squ.M
MANAGERS SUITE -	29.6 Squ.M
ACTIVITIES ROOM & BAR -	56.1 Squ.M
LAUNDRY/UTILITY ROOM -	10.3 Squ.M
ACCESS TOILET -	4.3 Squ.M
PASSAGE & TOILETS -	5.8 Squ.M
STORE 1 -	17.2 Squ.M
TOTAL	595.3 Squ.M

GROUND FLOOR PLAN
Scale: 1:100



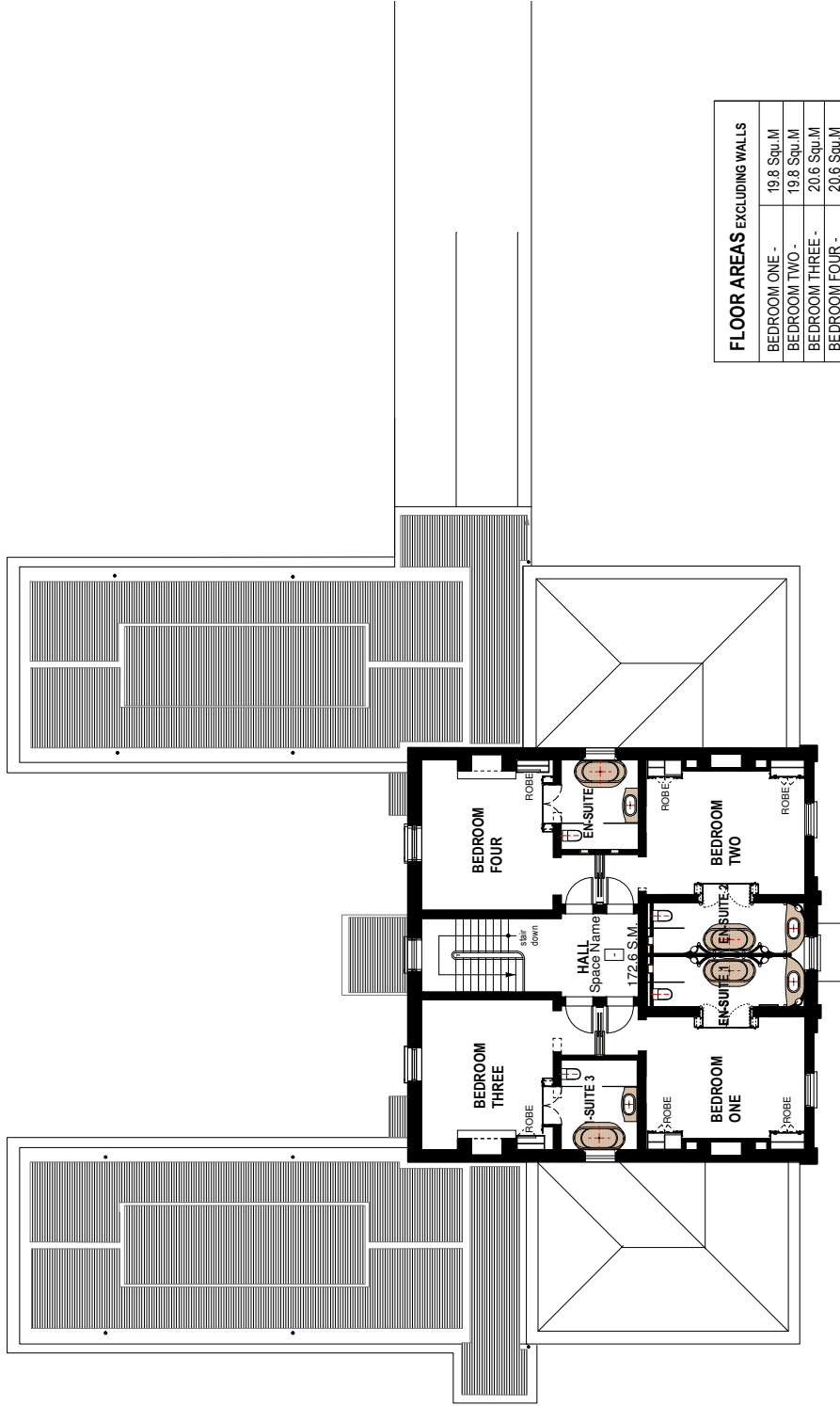
LAKE HOUSE

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TOTAL FLOOR AREA TO OUTER WALL FACE - 659.6 Squ.M

FLOOR PLAN



FLOOR AREAS EXCLUDING WALLS	
BEDROOM ONE -	19.8 Squ.M
BEDROOM TWO -	19.8 Squ.M
BEDROOM THREE -	20.6 Squ.M
BEDROOM FOUR -	20.6 Squ.M
ENSUITE 1 -	8.5 Squ.M
ENSUITE 2 -	8.5 Squ.M
ENSUITE 3 -	7.6 Squ.M
ENSUITE 4 -	7.6 Squ.M
HALL & STAIR -	16.9 Squ.M
TOTAL	129.9 Squ.M

TOTAL AREA TO OUTER WALL FACE - 172.6 Squ.M



FIRST FLOOR PLAN
Scale: 1:100

LAKE HOUSE

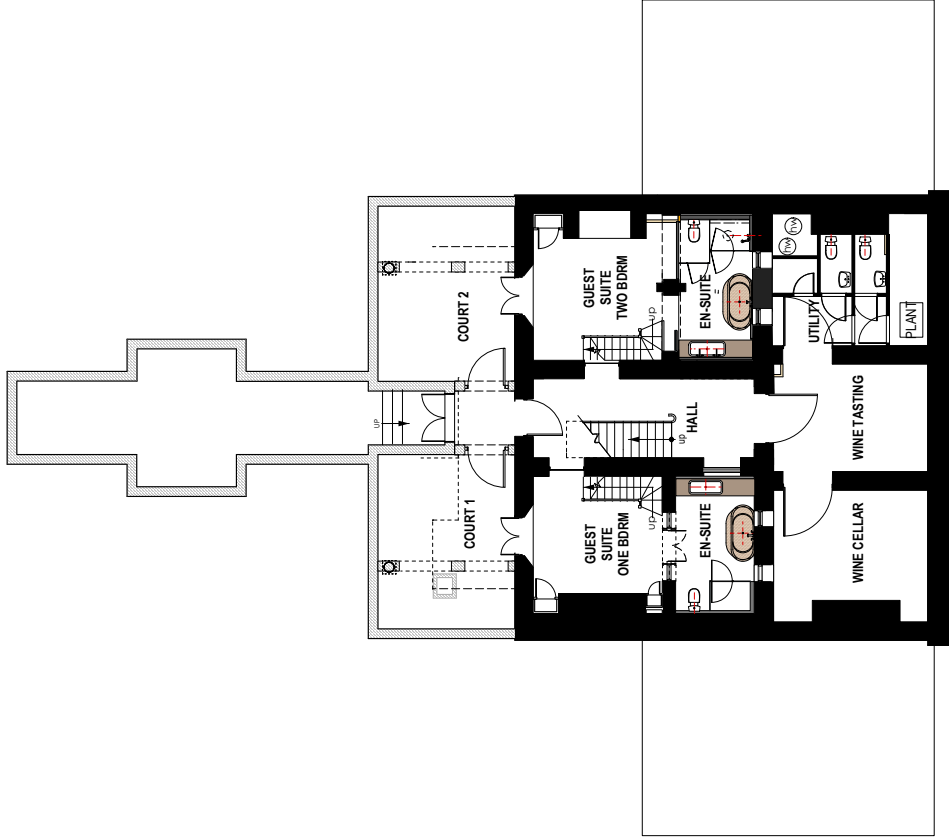
ARCHITECTS - HERITAGE CONSULTANTS



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FLOOR PLAN

1:100
0 1 2 3 m



FLOOR AREAS	EXCLUDING WALLS
WINE CELLAR -	16.5 Squ.M
WINE TASTING -	15.4 Squ.M
UTILITY & PLANT -	17.0 Squ.M
EN-SUITE 1 -	9.7 Squ.M
EN-SUITE 2 -	8.7 Squ.M
GUEST BEDSUITE 1 -	13.8 Squ.M
GUEST BEDSUITE 2 -	14.5 Squ.M
HALL -	16.5 Squ.M
TOTAL	111.9 Squ.M

TOTAL FLOOR AREA TO OUTER WALL FACE - 171.8 Squ.M

LAKE HOUSE



BASEMENT FLOOR PLAN
Scale: 1:100

591 DELMONT RD, CRESSY. TASMANIA 7302



Boundary is approximate area only

LOCATION MAP

