

Sold

35 Weir Road St, Toodyay



!! A REAL COUNTRY COTTAGE !!

!! NOW REDUCED !!

A REAL COUNTRY COTTAGE

This is not your average, ordinary, kit-house on a bush block. It is a one-off, built with love. A home with a quirky, somewhat eclectic, style. A real country cottage, reminiscent of early settler living and the country charm of yesteryear. If you devour magazines on 'country living', this is it.

It is set on five acres of natural semi-secluded bush, in a quiet location, nine km from town. Clad with Western Red Cedar weatherboards and with rustic brick verandas both front and rear, with magnificent views in several directions and hardly a neighbouring house in sight. In addition, it is located at the end of a cul-de-sac, so there is no passing traffic. If you lock the gates you are, in a way, living in your private paradise.

The use of recycled and natural timbers, bricks and panelling give character and warmth. The open plan living area has a cathedral-type roof with bush poles and exposed ceiling beams. An older-styled pot-belly fireplace provides comfort and ambience on chilly evenings.

There three good-sized bedrooms, and two toilets.

The large semi-ensuite bathroom (almost as large as the main bedroom) with its solid recycled Blackbutt panelling has an old-style claw-foot bath (in addition to a modern shower), and is a place where you disappear for hours with a good book, or soak in a bubble-bath with

3 1 2 5.00 ac

Price SOLD for \$375,000

Property Type Residential

Property ID 371

Land Area 5.00 ac

Agent Details

Office Details

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a loved one by candlelight.

The country kitchen features an old slow-combustion stove set in an outstanding rustic brick-and-railway-sleeper fireplace, in addition to a gas cooker.

There are two air conditioners plus ceiling fans to keep you cool in Summer.

The tool shed has electric power.

Rainwater is collected on the roof and then gravity-fed from a 90,000 litre storage tank and triple-filtered before consumption. If you ever run out of water (which is very unlikely), there is a 12,000 litre delivery tank at the gate. Water can hardly taste better.

Hot water comes via a brand new custom storage tank, heated via an external wood burner or the wood stove in the kitchen. Electrical heating is optional, but you will most likely never need it. Remember; we are living in the countryside!

When asked, this is what the vendor has said about living in this special place.

So what do I like about the place?

Despite its apparent seclusion, you can still get to a coffee shop in about 10 minutes, and to Perth Domestic airport in about an hour.

For those into country living, this is 'living the dream'. Trust me.

I like the pitter-patter of rain on the iron roof, lulling me to sleep.

During Spring or Autumn I spend long hours after dark on the front verandah. Either in my hammock, or in my trusty old wicker chair.

Because of the absence of nearby dwellings there is little 'light pollution' and the stars are incredibly vivid, especially when the moon is not up. Magic.

At night I can see the specks of light on the Southern horizon as planes move between Perth and the East Coast. No sound. An eerie, nostalgic feeling. And when there is a storm brewing, the lightning races across the sky in the distance...

After 9pm there is hardly any vehicle traffic within a radius of several kilometres. At this time of day, sitting outside, the silence has to be experienced in order to be appreciated. It appears to drip from the stars. A dog here, a frog there, otherwise just my own heartbeat.

I like the winters here. On chilly, rainy mornings I often recline under the doona and enjoy the view through the large bedroom windows into my private 'forest'. I can afford to do that, as I work from home and my office chair is exactly 20 steps away from my bed. Or I will light a fire in the living room and enjoy the same view from there, through windows that cover almost the entire wall. Lovely to see the rain sifting down.

Once the old wood stove gets fired up during Winter, one can keep it going almost 24/7 (no shortage of fuel here), which provides hot water on tap at no cost in addition to the lovely heat that permeates the house. The act of chopping wood late in the afternoon and the first wisps of white smoke from the stack is something that any country lover can associate with.

There is a little creek running through the property, and once the rain sets in there is some water in it and the frog-choir seems to appear as if

by magic. My late wife and I wanted to create a picnic area there, with a wooden footbridge across the creek. I will leave that to the next owner. And finally I must tell you about the rocky outcrop that turns into a veritable little rainforest during the rainy season. I will leave you a folding chair. Go and hide there with a good book and not even your own family members will find you. I am quite sure there are fairies living here, although I must confess I have not seen them (yet).

<http://35weir.info/>

Contact Tony today to view!!! 0408 926 497

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