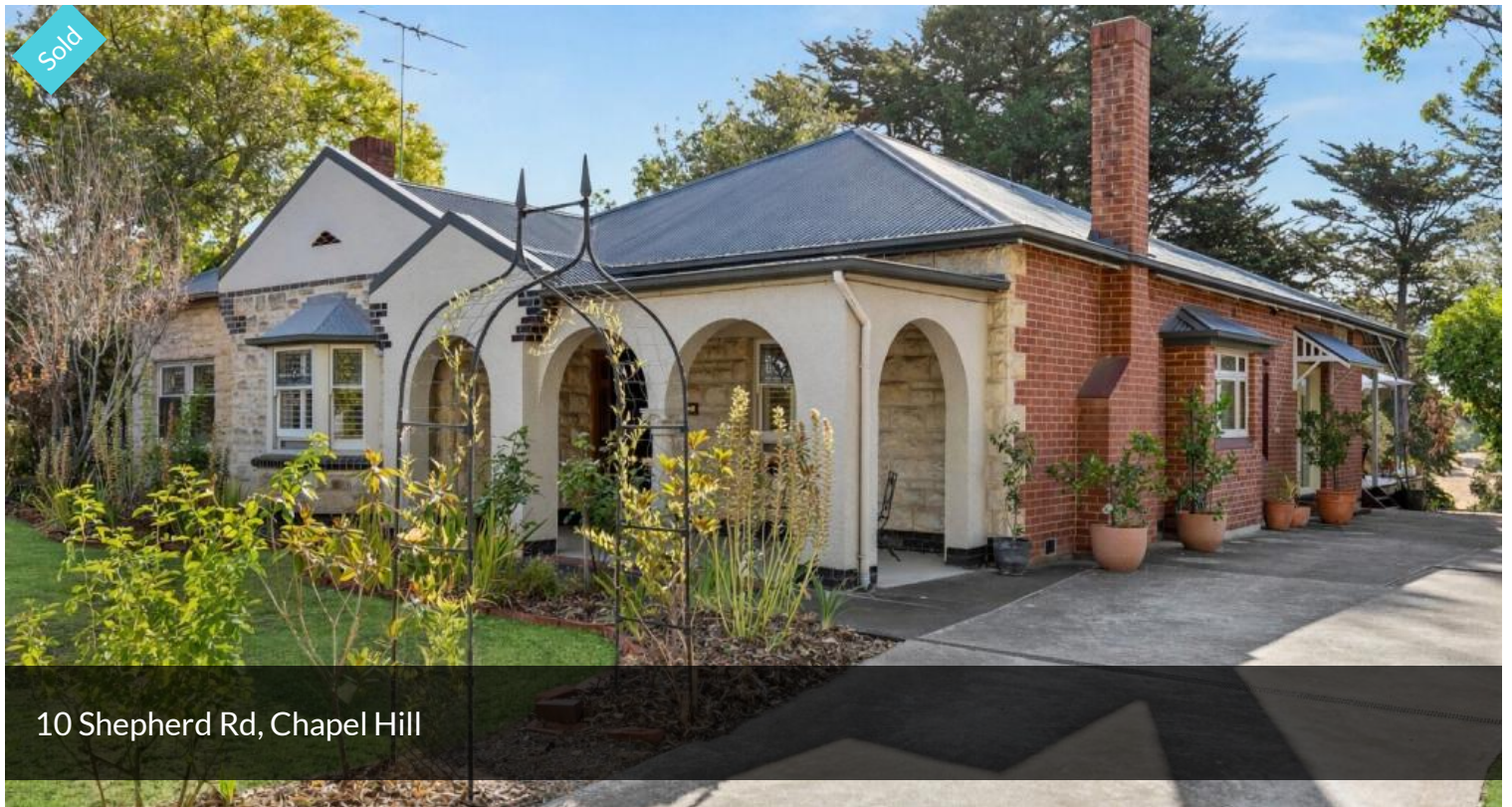


Sold



10 Shepherd Rd, Chapel Hill



## A HOME OF TIMELESS GRACE AND GRANDEUR

There are homes that simply shelter you, and then there are homes that hold you. From the moment you arrive, this beautifully light filled residence wraps you in a sense of calm, warmth and quiet romance, framed by some of the most enchanting outlooks the Adelaide Hills can offer.

Set within the tightly held and deeply loved pocket of Chapel Hill, this is a boutique location locals cherish. Open pastures roll away beneath wide skies, creating a feeling of space and freedom, yet you remain just minutes from the conveniences of Hahndorf, Stirling or Mount Barker's garden markets, cafes and everyday services. It is country living without compromise.

Originally built in c1930, this commanding stone home stands proudly, elevated, and full of presence. Over time, the land has been thoughtfully refined to a manageable parcel, now being nearly three-quarters of an acre, while still preserving the sweeping vistas and versatility that make this setting so special.

Inside, she is every bit the grand lady. 10ft ceilings adorned with ornate

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Price	SOLD
Property Type	Residential
Property ID	142
Land Area	2,541 m <sup>2</sup>

### AGENT DETAILS

Nina Bidgood - 0419 201 600

### OFFICE DETAILS

Hahndorf Real Estate  
0419 201 600

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plasterwork gracing every room, while a mix of solid timber floorboards honour the home's original heart and recently laid pure wool carpets are underfoot in the bedrooms.

All three bedrooms are well proportioned and fitted with built-in robes, while a separate office offers the flexibility to become a potential fourth bedroom if desired. Both bathrooms are striking in their individuality with quality fixtures and the spa bath offers simple yet indulgent pleasure.

The original living and dining rooms are wonderfully atmospheric, offering a cosy refuge through Winter beside a choice of a wood or gas lit fire and during Summer, offer cool comfort, rooms that are protected by thick stone walls. There is an undeniable sense of timelessness here, a home that invites you to slow down and simply be.

In recent years, the home saw an extension, where now a beautifully equipped country kitchen, dining and living room embrace the evening suns rays that dapple through the large windows and flood the space with natural light. The kitchen is complemented with a new Fisher & Paykel oven, gas cooker and homely mix of stone and timber bench spaces that make for an inspirational place to prepare everyday meals and the centre stage to host effortless entertaining.

Throw the French doors open and let the indoors spill outward onto a magnificent solid hardwood deck. From here, days stretch into evenings spent wine in hand, overlooking sweeping lawns, mature pine trees and the gentle rhythm of neighbouring horses wandering down to drink from the trough.

This is the beauty of Hills living, expansive views across acres and acres, without the burden of maintaining them.

The Hamptons inspired laundry and mudroom is another standout, a space so beautifully considered for what is a daily workhorse workspace.

Outside, the shedding is excellent, with a mix of 'the old faithful workshop' and a new shed with concrete floor, power and secure roller door and the driveway is of sound concrete construction.

Comfort and practicality are seamlessly woven throughout, with reverse cycle air conditioning, a 5kw solar system, extensive rainwater storage, Envirocycle system, bore water access, a fully fenced house paddock and with the Echunga Golf Club just a short walk away, abundant birdlife at your doorstep and a sense of peace that is increasingly hard to find, this is an effortless sanctuary in the truest sense of the word.

Bring the children. Bring the pets. Or simply bring yourself. Homes of this calibre, character and soul are rare, and once found, never forgotten.

RLA316900

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